

Bowling Alley Cottage

Design, Access & Heritage Statement

Listed Building Consent Application

Contents

1	Introduction & Planning History
2	Summary of Proposals
3	Internal Alterations
4	EV Charger Installation to Garage
5	Heritage Statement

Note:

This application seeks to make minor modifications to the previously approved application ref: DM/21/0568. This application should be read in conjunction to the drawings and Design & Access Statement related to the previously approved proposals.

01 Introduction

1. Introduction

1.1 Introduction, Description & Context

This is a Design, Access, and Heritage Statement is submitted in support of the Listed building application for minor internal alterations; to the rural cottage, including;

- Main stair balustrade replacement

In drawing up this proposal we have analysed the relevant national and local planning policies, and have responded to the building and site's unique built and historical context.

Existing Context

The site is located in Horsted Keynes, a small village situated on a hill midway between Haywards Heath and East Grinstead. It is located in the High Weald Area of Outstanding Natural Beauty (AONB).

Horsted Keynes is an historic village. In 1985 a sizable area of the village was designated a Conservation Area. This centred around two of the oldest regions. The first, is centred on Church Lane, which contains a number of historical 17th and 18th century buildings, and the 13th century church. The second, is centred on The Green, which includes Bowling Alley Cottage. The Green is a spacious open area lined by two storey buildings of predominantly brick construction, many properties are listed as being of architectural or historical importance. There is currently no CA appraisal published for Horsted Keynes.

Bowling Alley Cottage is located north of The Green. It is accessible from a narrow single-width lane. This also serves the White House (Grade II), Mission Hall (Grade II), and the village hall with allotments behind. Beyond lies rolling felds of High Weald.



Figure 01 (Top left) - Horsted Keynes aerial view

Figure 02 (Bottom left) - Horsted Keynes street view (looking towards Bowling Alley Cottage)

Figure 03 (Right) - Site Boundary

1. Introduction

1.1 Introduction, Description & Context

The original Bowling Alley Cottage is a small, three-bedroom listed cottage dated c1630. However throughout the 20th century this cottage has been significantly extended and altered. Today, the cottage includes link extensions and adjoins with a previously separate annex building to become a single elongated property.



Figure 04 - Photos of Bowling Alley Cottage

1. Introduction

1.2 Property History & Heritage

- The site is located in the High Weald (AONB).
- The site is in Horsted Keynes Conservation Area.
- The property is Grade II Listed.
- The site is in an area with a low probability of fooding, flood zone 1.

Grade II Listed

The property was first listed in May 1983. It is Grade II Listed (1025693). Details description as followings:

HORSTED KEYNES THE GREEN 1. 5405 (North Side) Bowling Alley Cottage TQ 3828 34/453 II
2. C17. Two storeys. Three windows. Ground foor red brick, above tile-hung. Tiled roof. Casement windows.
Listing NGR: TQ3859828250

Heritage

Cottage (Grade II)
Bowling Alley Cottage is a small, two and a half storey, Grade II Listed cottage dated c1630. At one point it was the Poor House for the village (house deeds dated 1850). The construction is oak-framed. The external fnish is of red brick (at ground foor) and hanging tiles. The property is two and a half storey.

In plan the front entrance opens up to a hallway with the main stairs. From the hall is a door to the lounge, the main house spaces. Through the lounge room is access to a rear run of narrow spaces, of services and utility rooms, and a second staircase. At first foor are two bedrooms accessible from two seperate stairs, with a shared Jack and Jill bathroom. At loft level is the third bedroom that is only served from the main stairs. Some alterations were approved in the 1980s for the new frst foor bathroom, and improvements to the stairs and ground foor bathroom and WC.

Annex Outhouse

To the back of the site is a mid 20th century two-storey annex. This was once used as a clockmaker’s workshop. This building has a big south-

facing roof dormer extension. It is a red brick and clay tile building. Today this annex is directly accessible from the cottage with link extensions and becomes part of the house plan. The annex provides an additional two bedrooms. This is not part of the listing.

Link Extensions

The cottage and annex are connected by various flat roof, single storey extensions. These various extensions start from the 1950s onwards. The kitchen extension was approved and implemented in the 1970s. This was constrained by the boundary and flue outlet positions to form an awkward triangle wedge. This has created a tight courtyard space between the kitchen, cottage, and link. The boundary is defined by a close-boarded oak fence and access gate. The link’s French doors provide direct access to the garden. None of these are of historical interest or fabric. These are not part of the listing.

The elongated foorplan creates a home and spaces that are at best disjointed. There is no clear main entrance, bedroom and bathroom journeys are along diferent floors and via long routes. The odd kitchen is not beside the dinning area. This there is an opportunity to give the home a clearer identity, and provide a healthy home environment.

1. Introduction

1.1 Introduction, Description & Context

Cottage

Link Extension

Annexe



1. Introduction

1.2 Property History & Heritage

The Property has undergone a series of extensions and alterations over time, illustrated in the plans opposite.

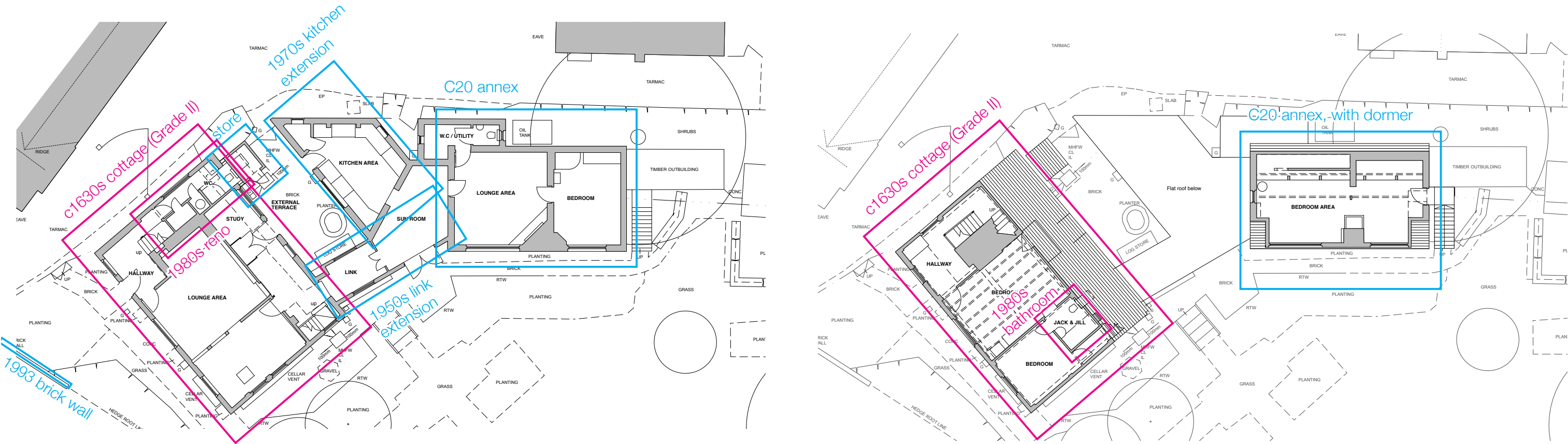


Figure 05 - Existing ground and first floor plans. NTS. Includes general notes of alterations / developments

1. Introduction

1.3 Planning History

Relevant Planning History

The property has an extensive planning history. This is a small documentation of the property’s recent history. Notable records include:

10/02892/TCA NO OBJECTION Sept 2010
Yew - Reduce in height by 25%, thin 10% and raise canopy by 1m over building.

09/03725/LBC APPROVED Dec 2009
Reduce kitchen window size to three panels, replace with double glazed white timber window to match others, matching brick to infl. (Link extension).

08/03363/LBC APPROVED Oct 2008
Replacement of window and french doors. (Link extension)

07/00163/LBC APPROVED Jan 2007
& 07/00162/FUL
Construct 300mm high parapet to match existing to single storey extension. Remove existing window on North-West side of extension and replace on South-West face.

HK/001/98 APPROVED Jan 1998
Repointing the chimney, provision of sandstone cap on brickwork, lead flashings and replacement of listings.

HK/042/95 APPROVED Sept 1995
Removal of oil boiler to adjacent outhouse with balanced fue. Removal of internal boiler
fue from inglenook chimney

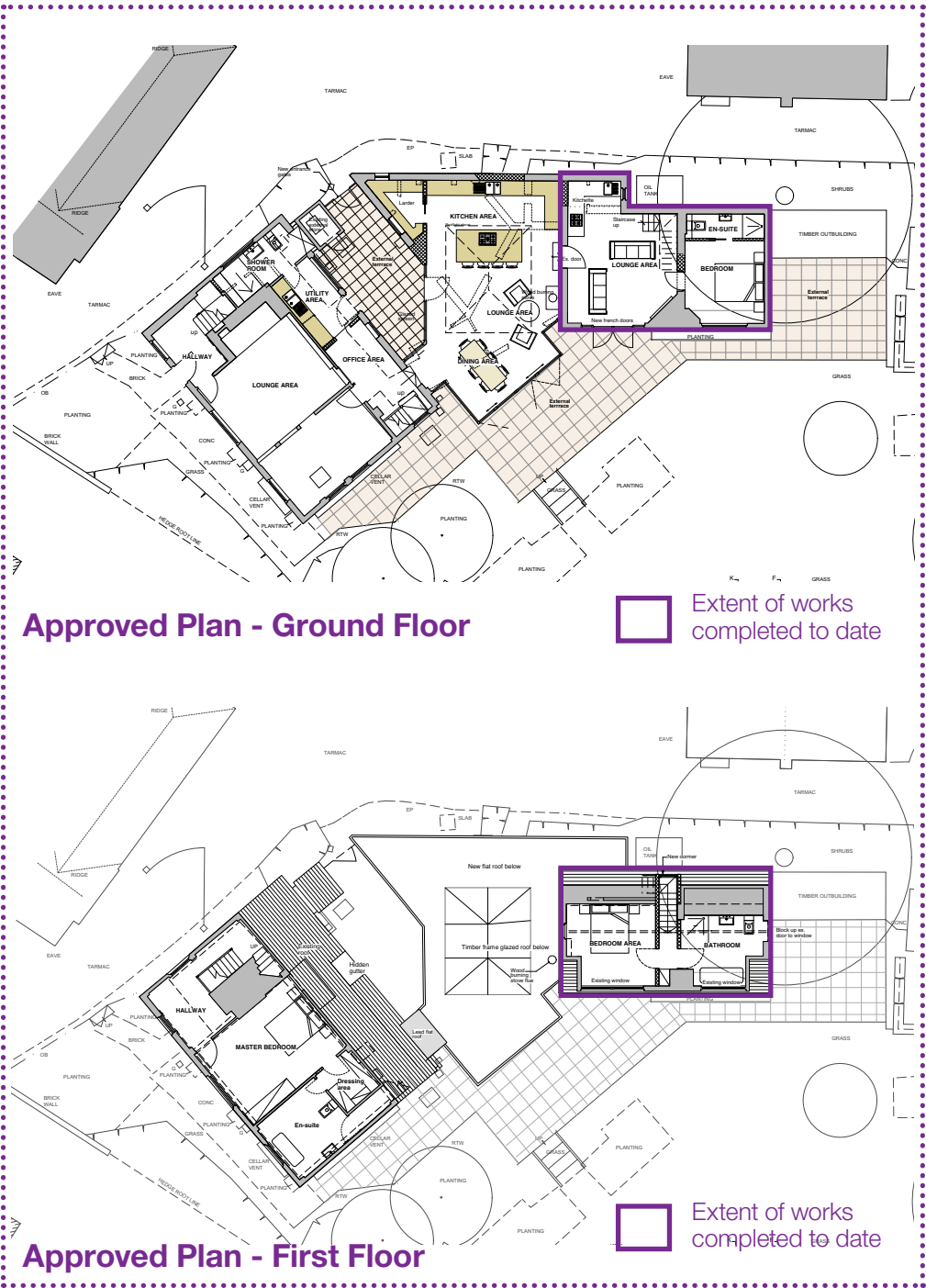
HK/046/87 APPROVED Dec 1987
New bathroom at frst floor level. Alterations to existing ground floor bathroom and improvement of staircase access by eliminating ground floor toilet.

HK/030/76 APPROVED Sept 1976
Single storey extension.

DM/21/0566 & DM/21/0568 APPROVED May 2021
Enlargement of kitchen and partial replacement and enlargement of the existing link extensions. Internal renovations to annex including new dormer window. Internal alterations to existing cottage.

Note: Parts of the works associated with this approved application have been completed, as follows:

- 1. Ground floor - all internal modifications to the Annexe building including the installation of the the kitchenette and en-suite + the replacement of the existing window with new french doors on the exterior south elevation
- 2. First Floor - Creation of the new dormer window and external window to bathroom on east elevation of Annexe + all internal modifications to Annexe complete.



02 Summary of Proposals

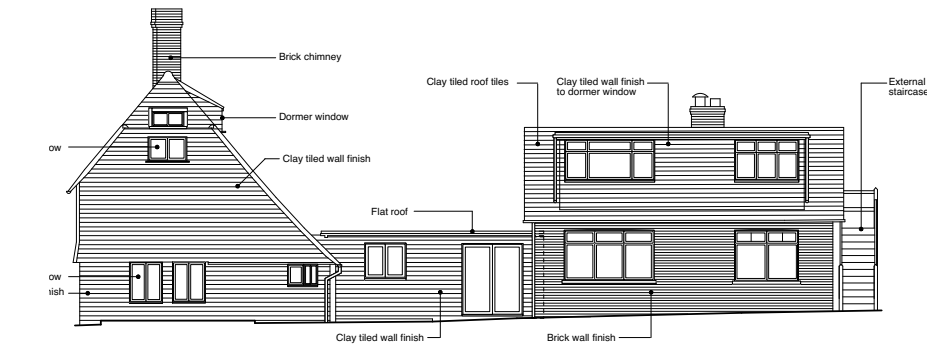
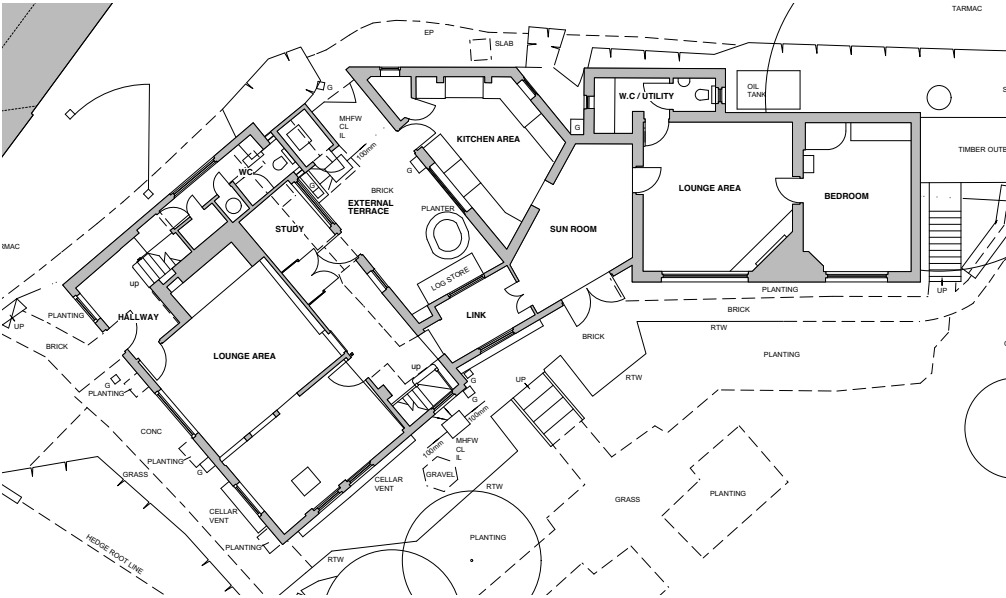
2. Proposed Alterations to Existing Consent

Summary of proposed alterations

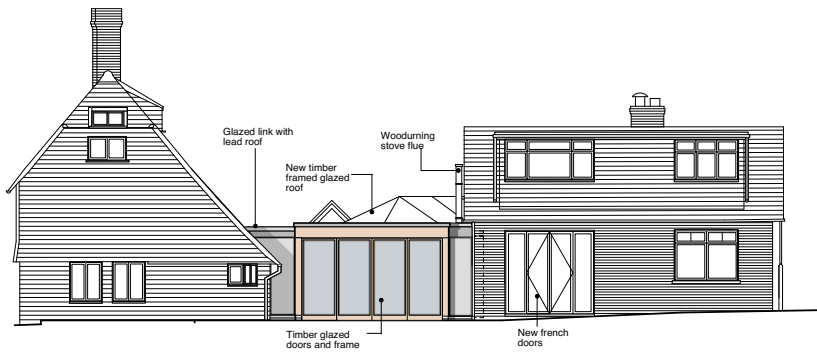
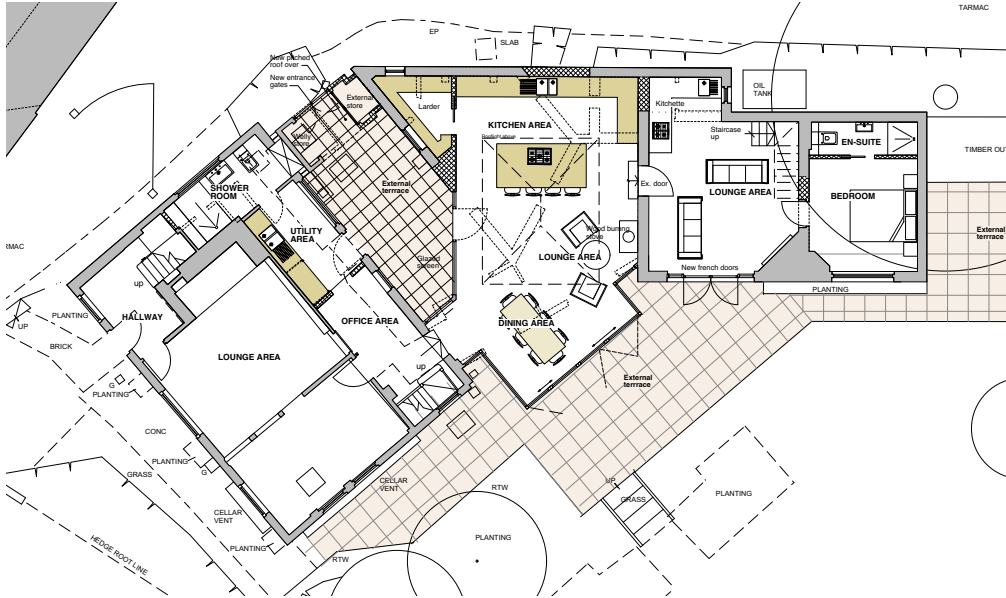
This DAS proposes design alterations to the previously approved application to renovate and extend the existing kitchen and link building + make a series of internal alterations to the listed cottage. The proposals seek to modify the approved design by reducing the intended scope. All the proposals align with the consultation and feedback that was received as part of the approved application.

The below drawings illustrate an overview of the existing layout, the approved design and the proposed alterations to the approved design.

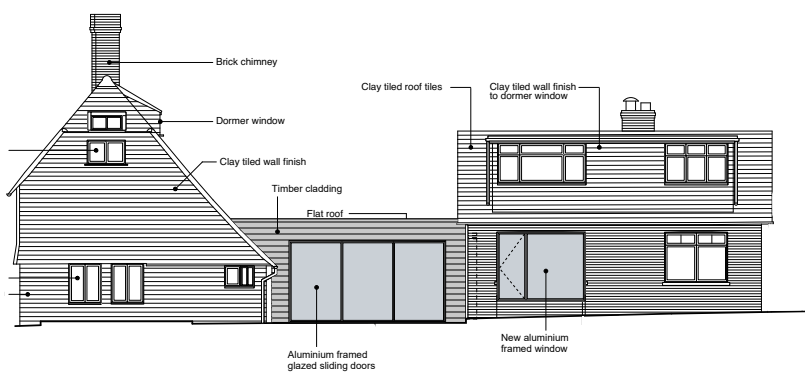
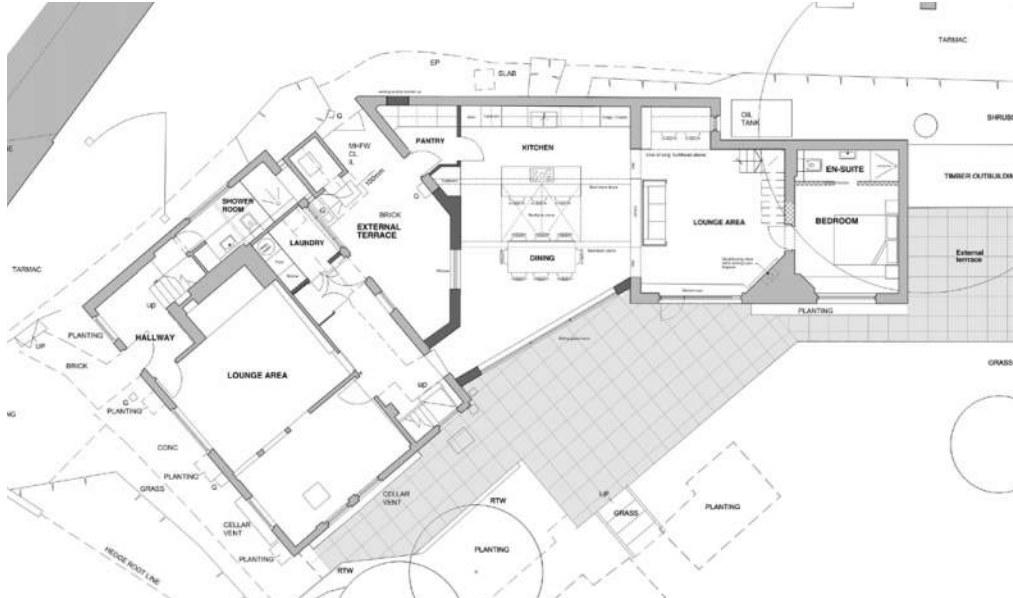
Existing Plan & Elevation



Approved Plan & Elevation (DM/21/0568)



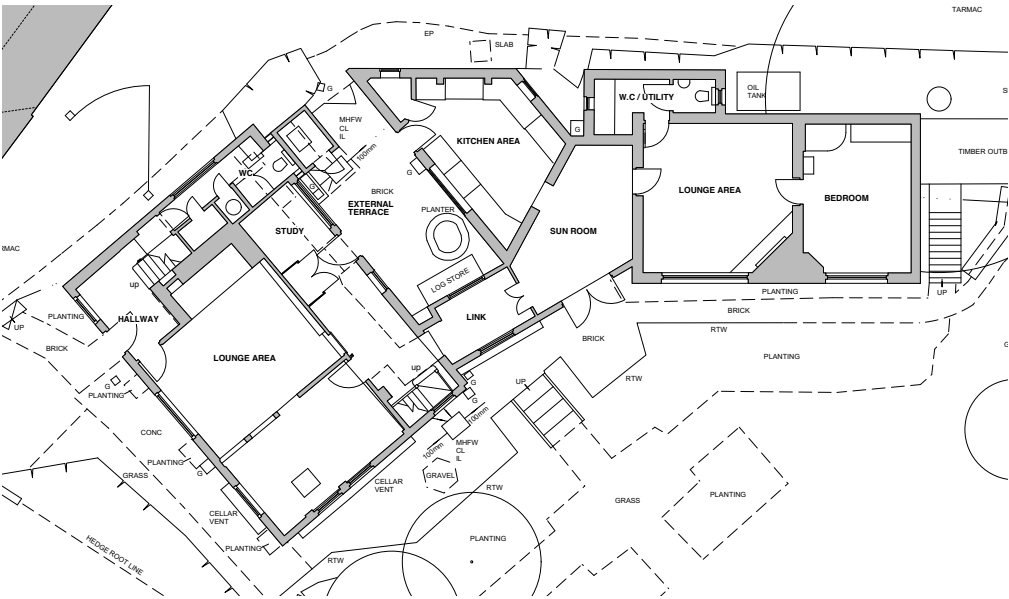
Proposed Plan & Elevation



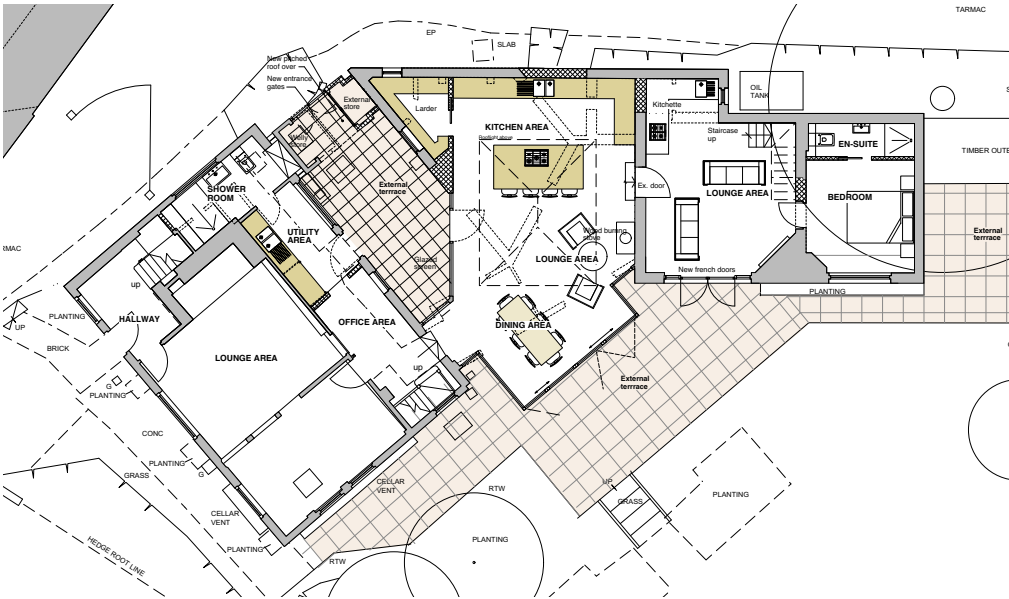
2. Proposed Alterations to Existing Consent

Level 00

Existing Plan - Level 00



Approved Plan (DM/21/0568) - Level 00



Proposed Plan - Level 00

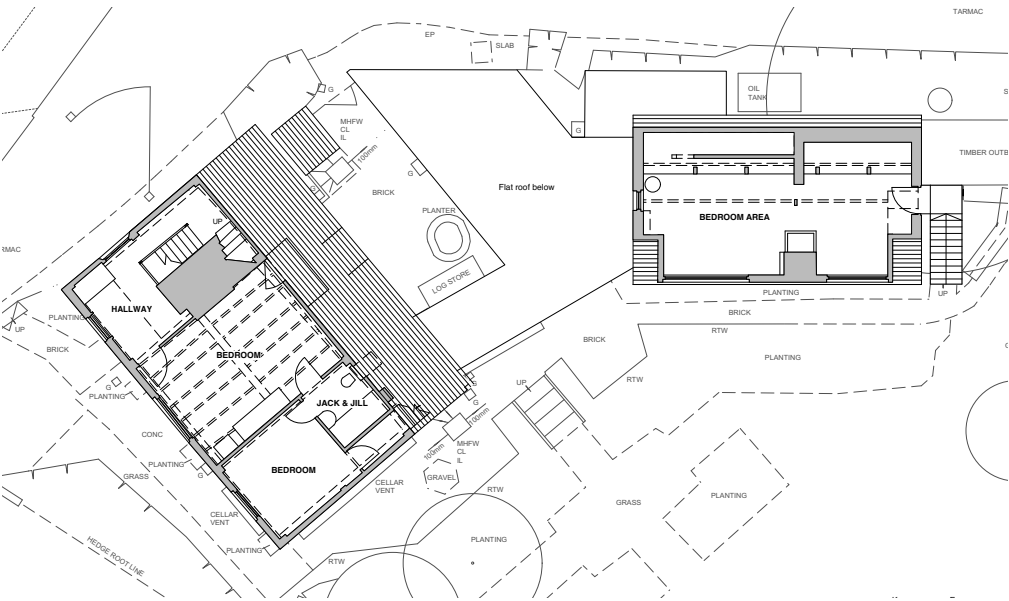


- 1 Retain and rebuild new external wall with glazed sliding patio doors in line with the existing south elevation of link building in leiu of extending kitchen into garden.
- 2 Masonry construction, with insulated timber cladding to new external wall in leiu of glazed wall to improve thermal performance of building envelope.
- 3 Create a opening between the kitchen / dining area and the lounge area adjacent to improve functionality and provide a more contiguous living space, as a single dwelling.
- 4 Omit kitchenette.
- 5 Glazed window (partially fixed / partially openable) proposed in leiu of french doors
- 6 Revised internal modifications to shower room and laundry / utility. Refer to Section 3 for more detail.

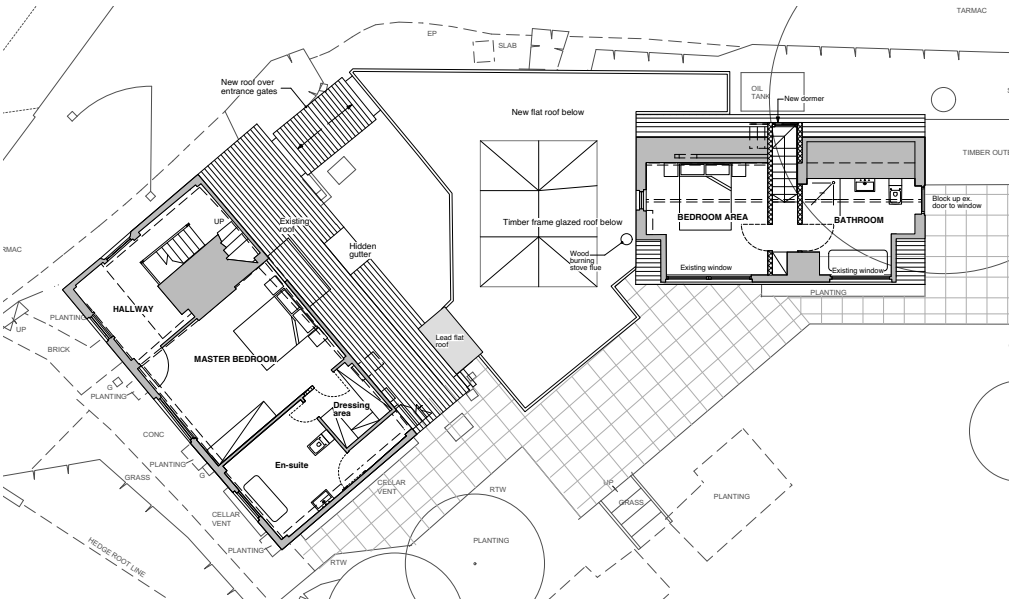
2. Proposed Alterations to Existing Consent

Level 01

Existing Plan - Level 01



Approved Plan (DM/21/0568) - Level 01



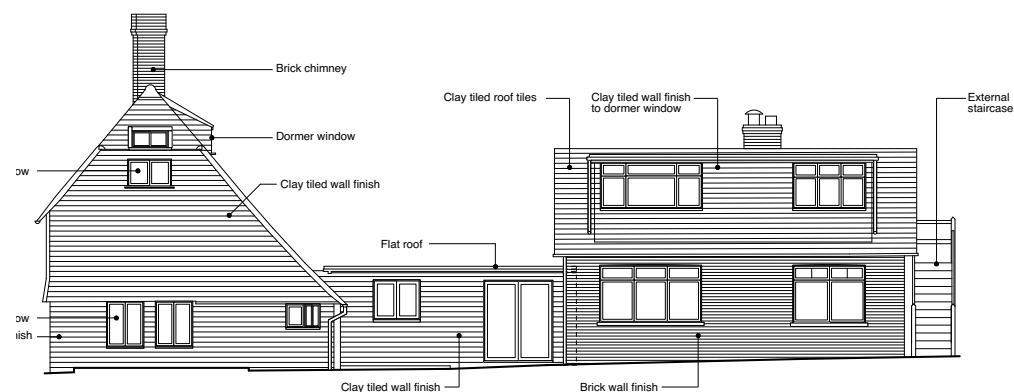
Proposed Plan - Level 01



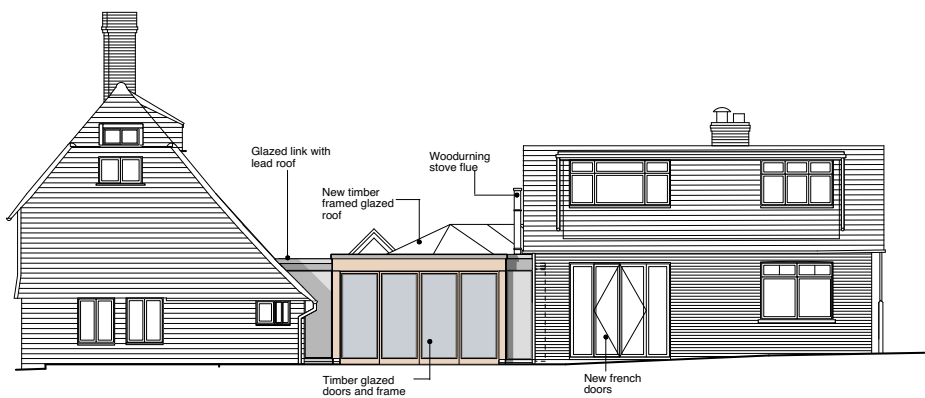
- 7 Low profile glazed roof light proposed in lieu of roof lantern
- 8 Solar panels proposed to flat roof above kitchen to provide clean and renewable energy.
- 9 Revised internal modifications to en-suite bathroom. En-suite to remain in existing location. Reduced in size and reconfigured to allow for a storage cupboard to be created, accessed from adjacent hallway. Bedroom retained as existing. Refer to Section 3 for more detail.

2. Proposed Alterations to Existing Consent Elevations

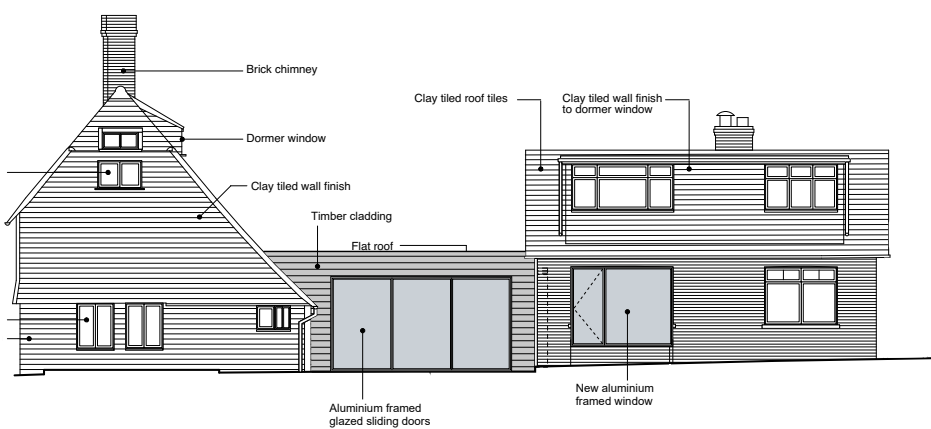
Existing Elevation - South



Approved Elevation (DM/21/0568) - South



Proposed Elevation - South



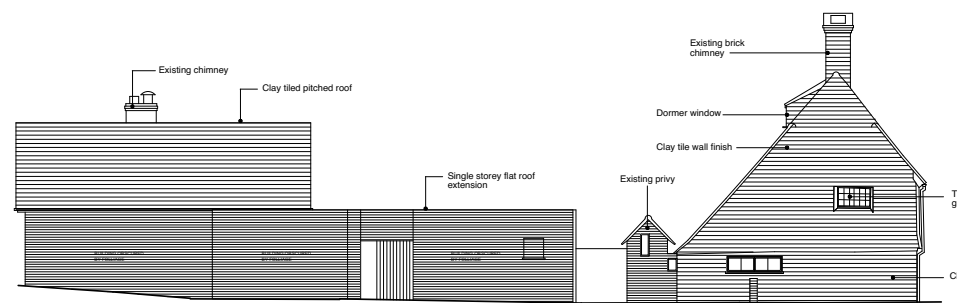
The proposed alterations to the south elevation of the link extension / renovation seek to retain the existing building line of the 1970's link building. This avoids extending outwards into the garden to better retain the existing relationship and hierarchy between the 3 building elements.

Timber feather edge cladding is proposed with low profile aluminum framed sliding glass doors. A new window is proposed to the annexe elevation in lieu of the approved French doors.

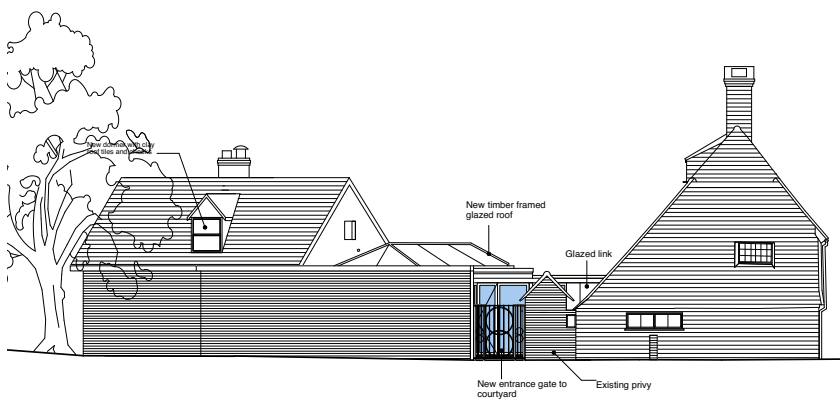


2. Proposed Alterations to Existing Consent Elevations

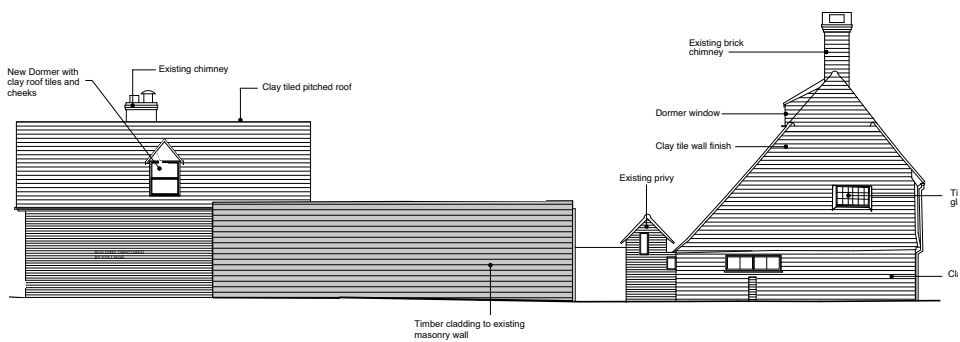
Existing Elevation - South



Approved Elevation (DM/21/0568) - South



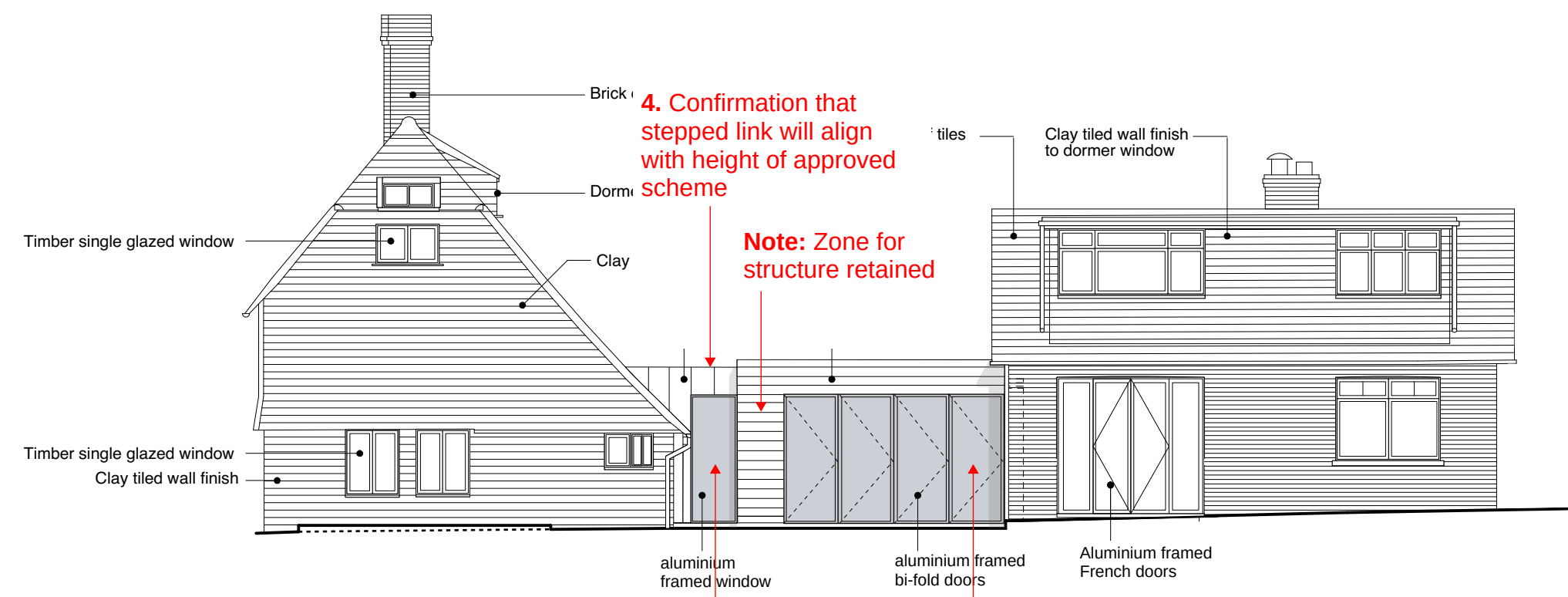
Proposed Elevation - South



The proposals seek to retain the existing gate to courtyard and existing privy without alteration.

The proposals seek to clad the existing and infill masonry wall to north elevation with insulated timber cladding to improved the thermal performance of the link extension and to improve the visual performance of the building facade.

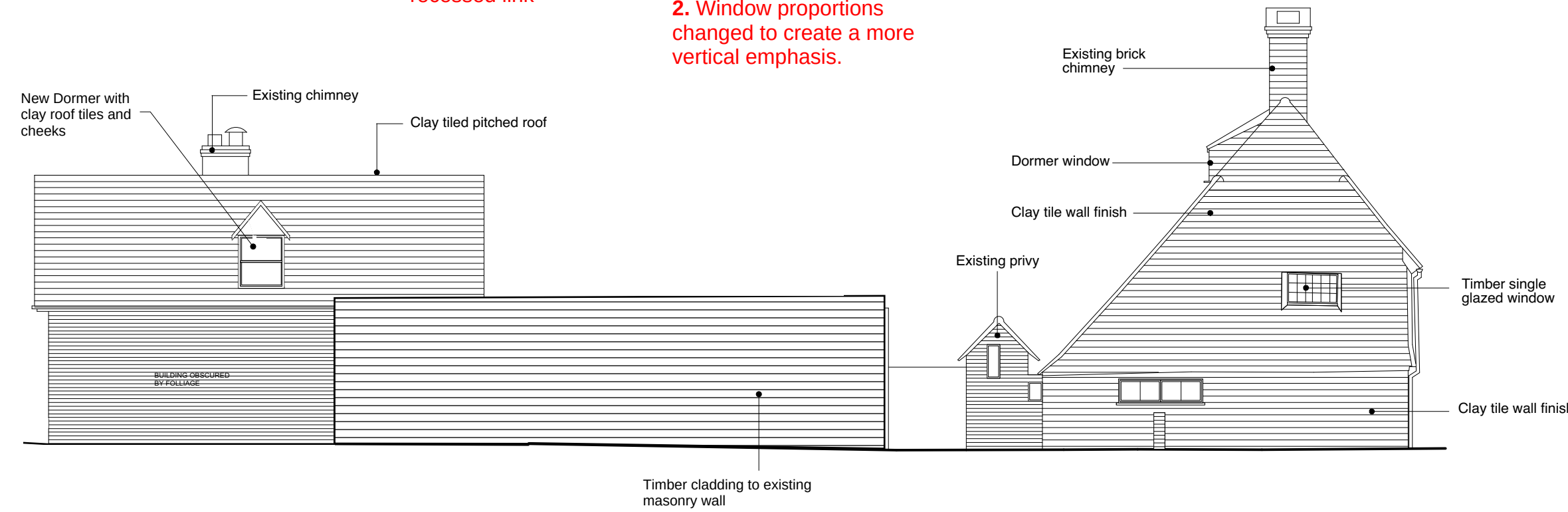
02a Design updates following planning comments



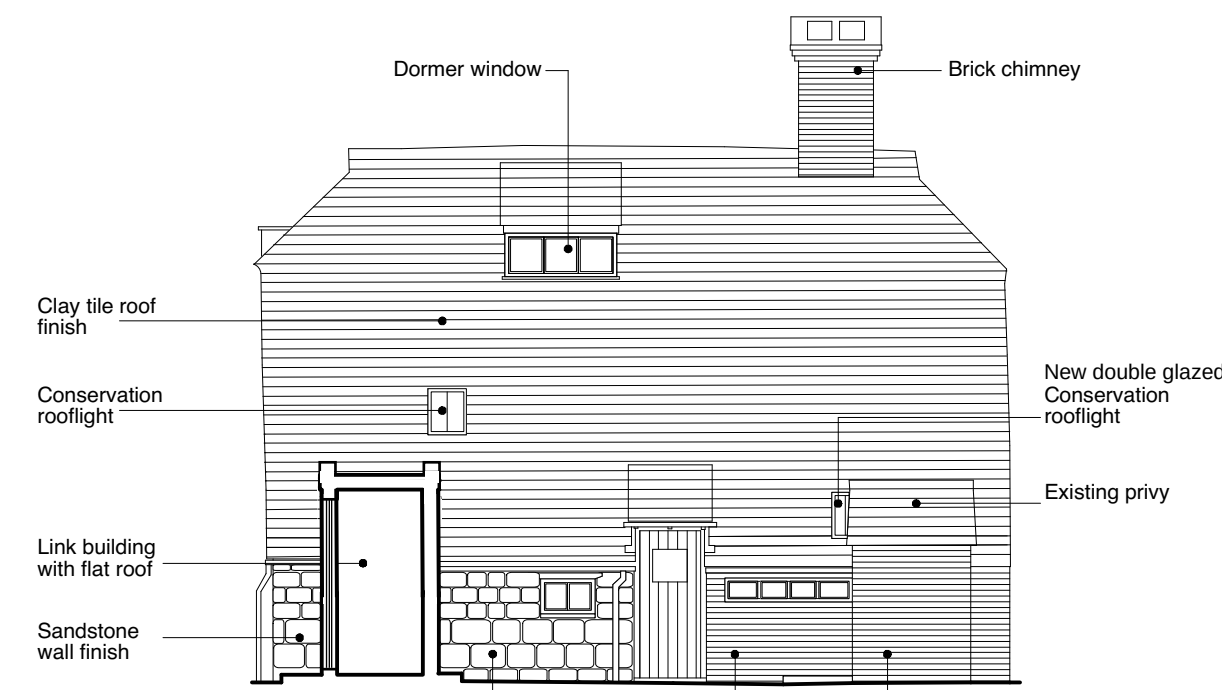
PROPOSED ELEVATION A-A

3. Additional glazed window added to recessed link

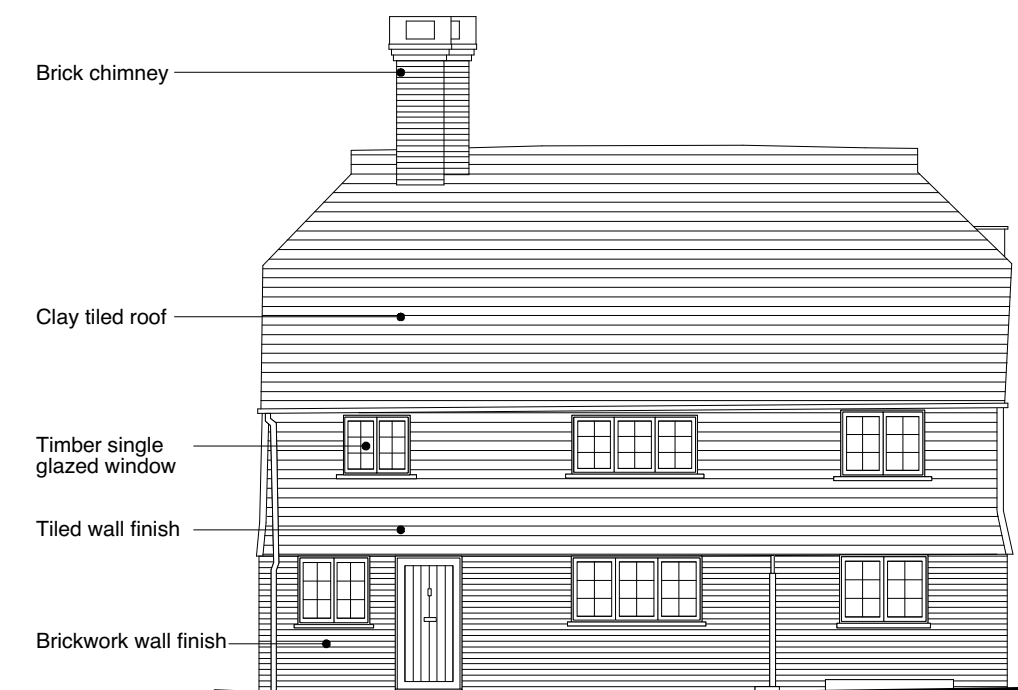
1. Glazing extent increased to reduce perceived bulk and increase sense of 'lightness'
2. Window proportions changed to create a more vertical emphasis.



PROPOSED ELEVATION B-B



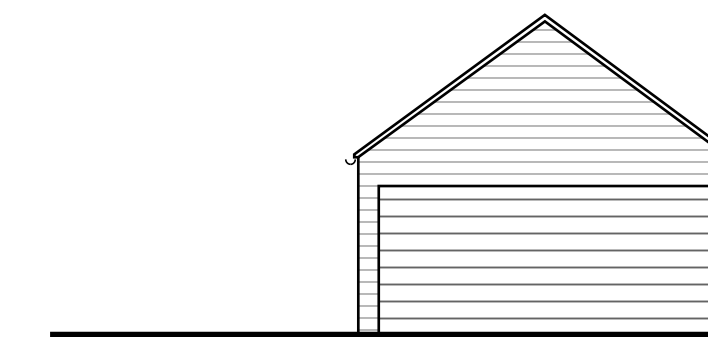
PROPOSED ELEVATION C-C



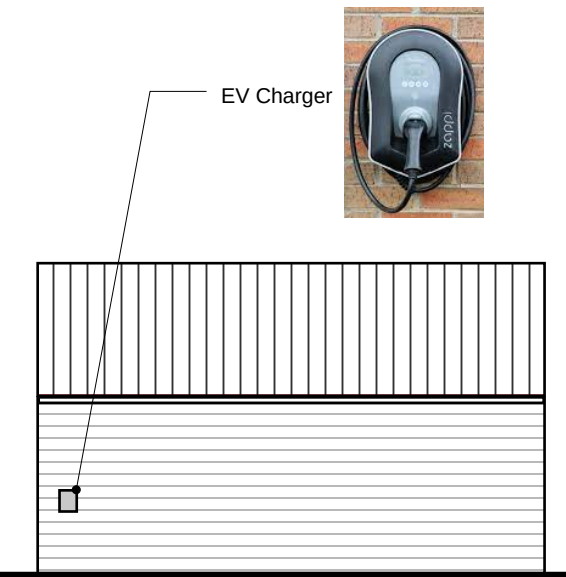
PROPOSED ELEVATION D-D

No External changes proposed to this elevation

GARAGE ELEVATIONS



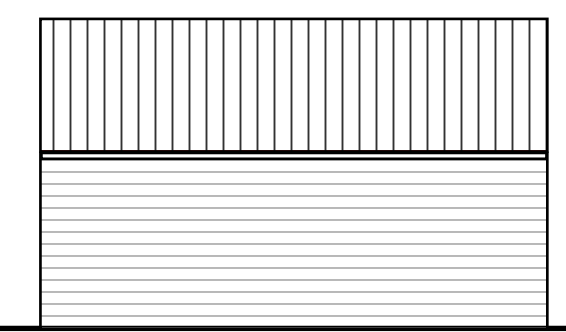
PROPOSED ELEVATION W
No External changes proposed to this elevation



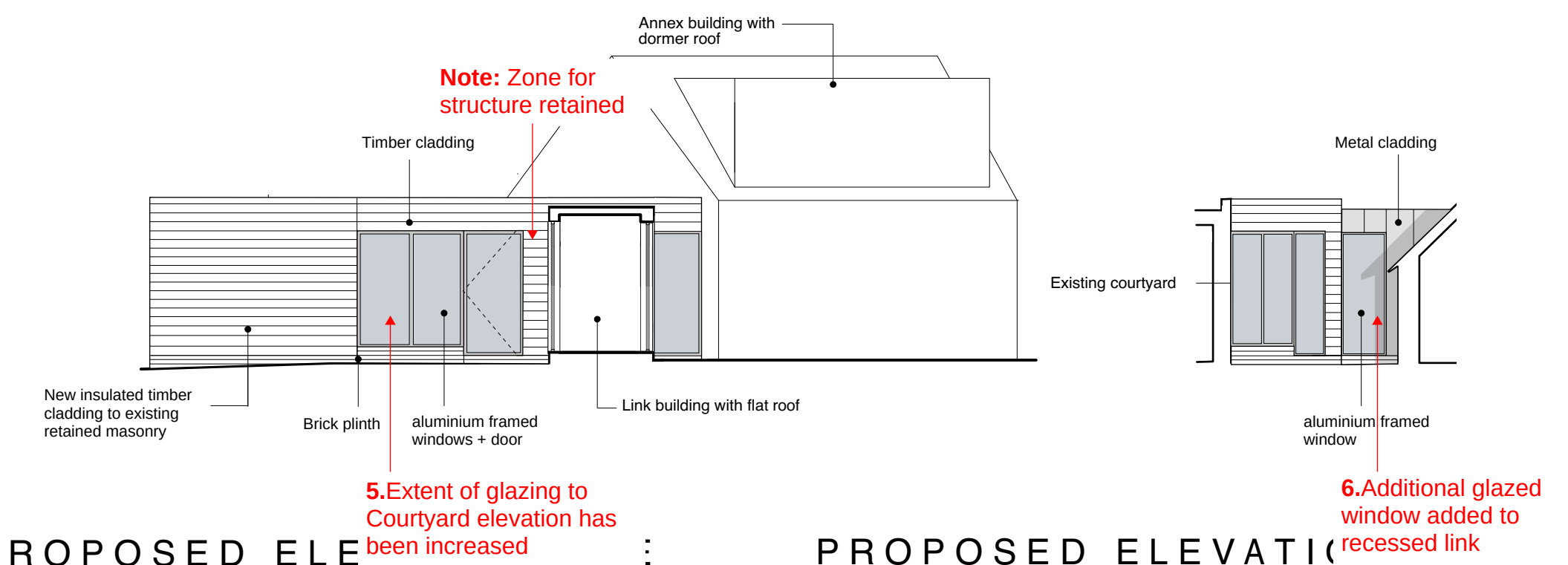
PROPOSED ELEVATION X



PROPOSED ELEVATION Y
No External changes proposed to this elevation



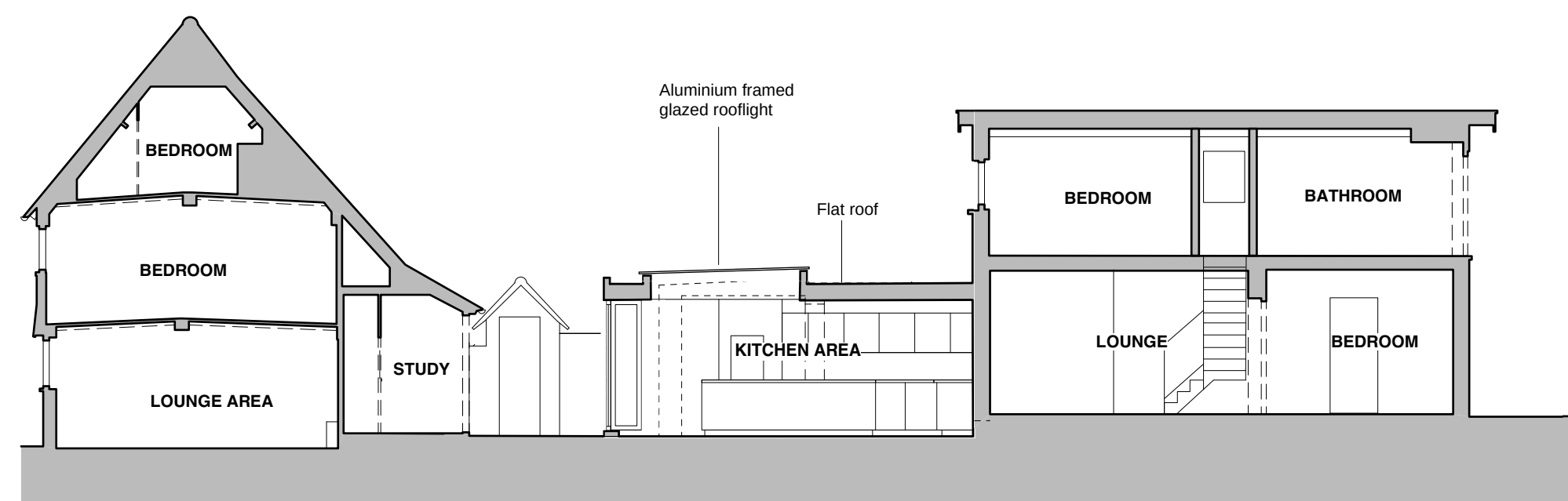
PROPOSED ELEVATION Z
No External changes proposed to this elevation



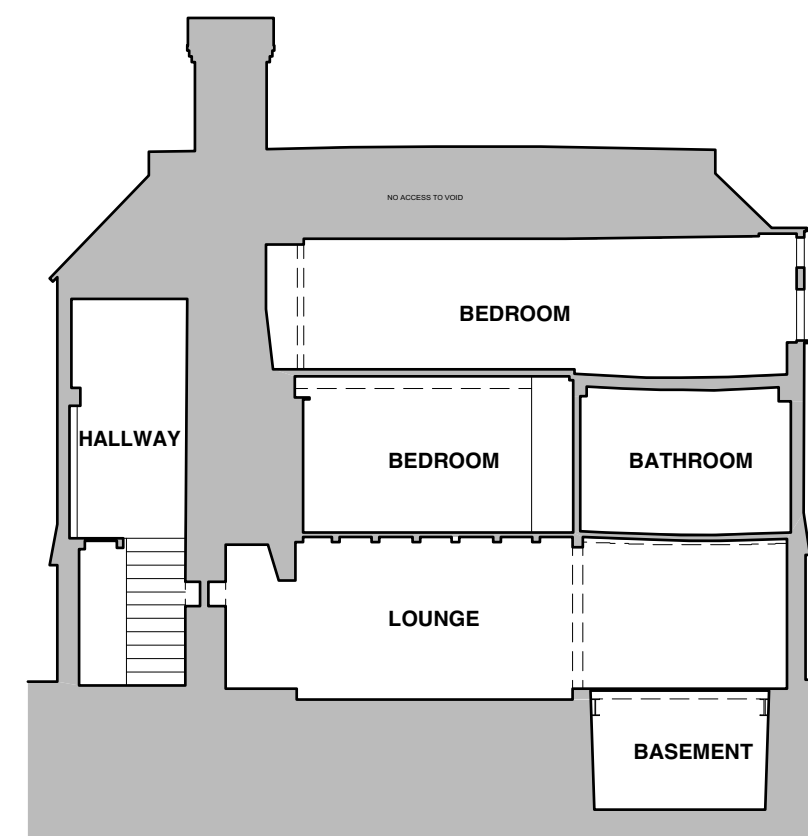
PROPOSED ELEVATION E

PROPOSED ELEVATION F

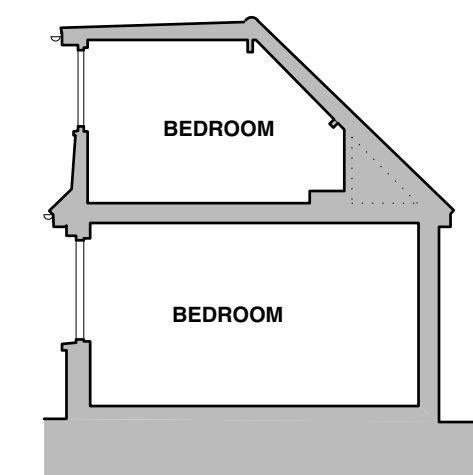
6. Additional glazed window added to recessed link



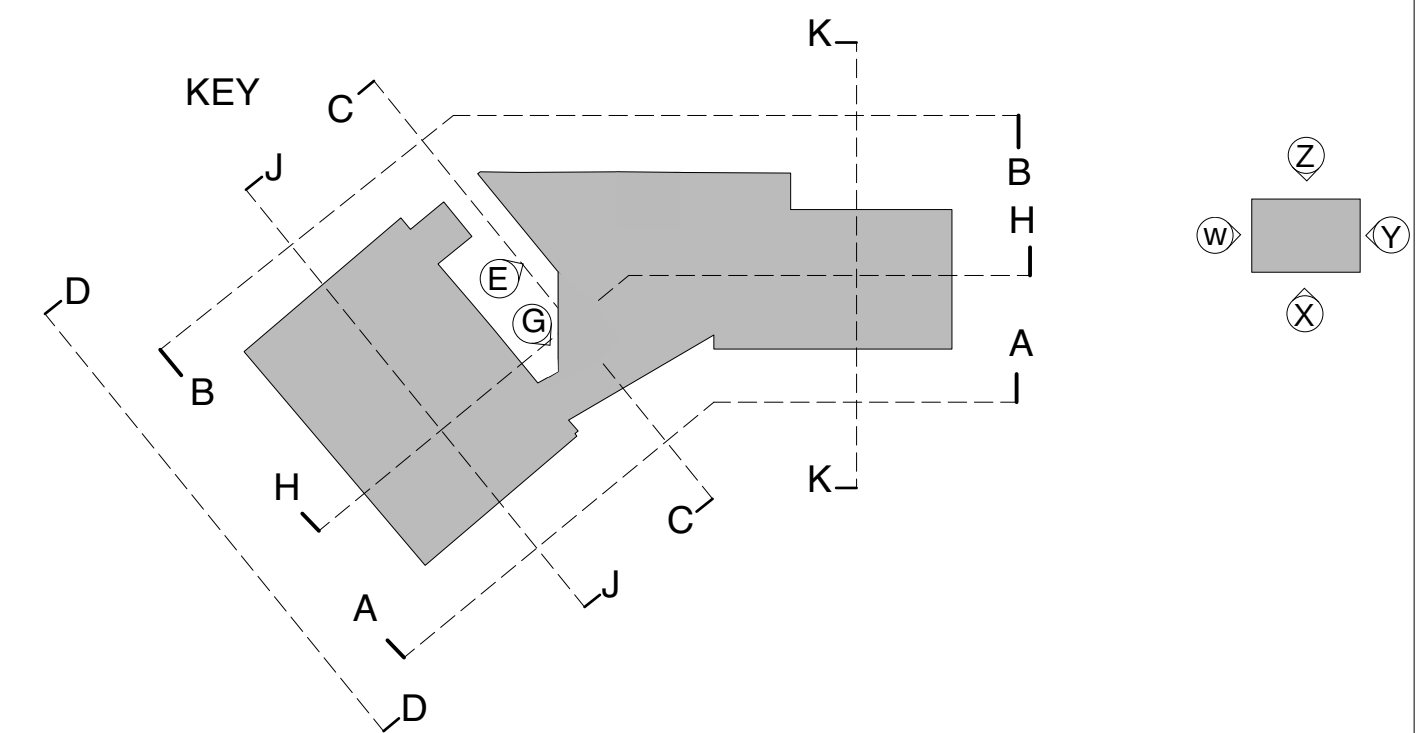
PROPOSED SECTION H-H



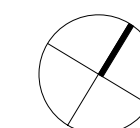
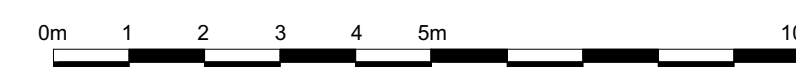
PROPOSED SECTION J-J



PROPOSED SECTION K-K



SCALE 1:100



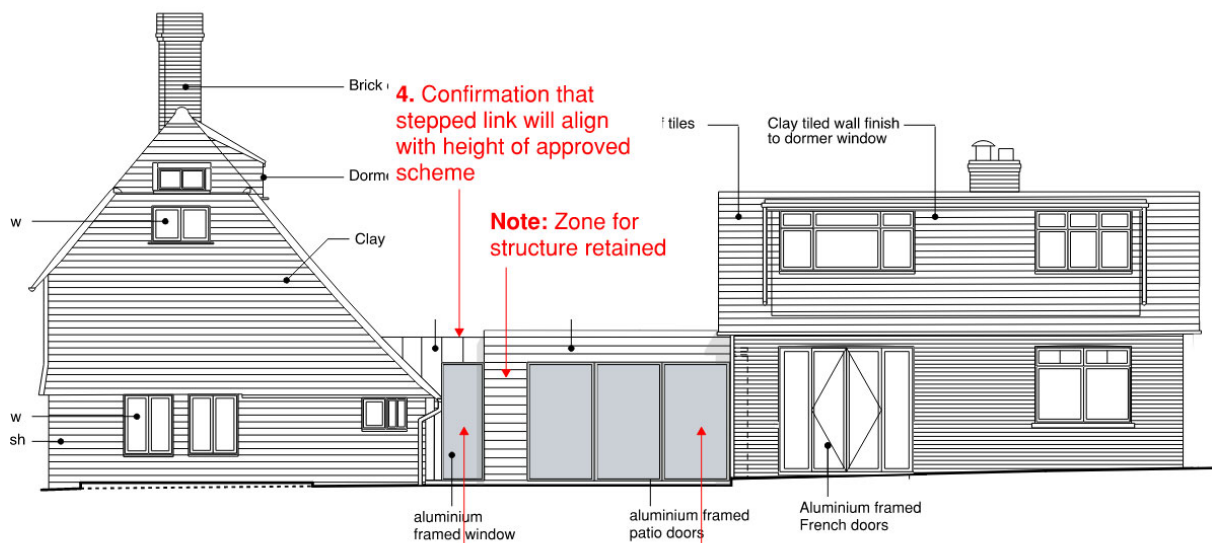
BOWLING ALLEY COTTAGE, THE GREEN, HORSTED KEYNES, RH17 7AP			
LISTED BUILDING			
PROPOSED ELEVATIONS AND SECTIONS			
Date	Jan '25	Scale	1:100 @ A1
Drawing Number			L-204h

Bowling Alley Cottage
DM/25/0272 & DM/25/0422
Response to Planning Comments (09.05.25)

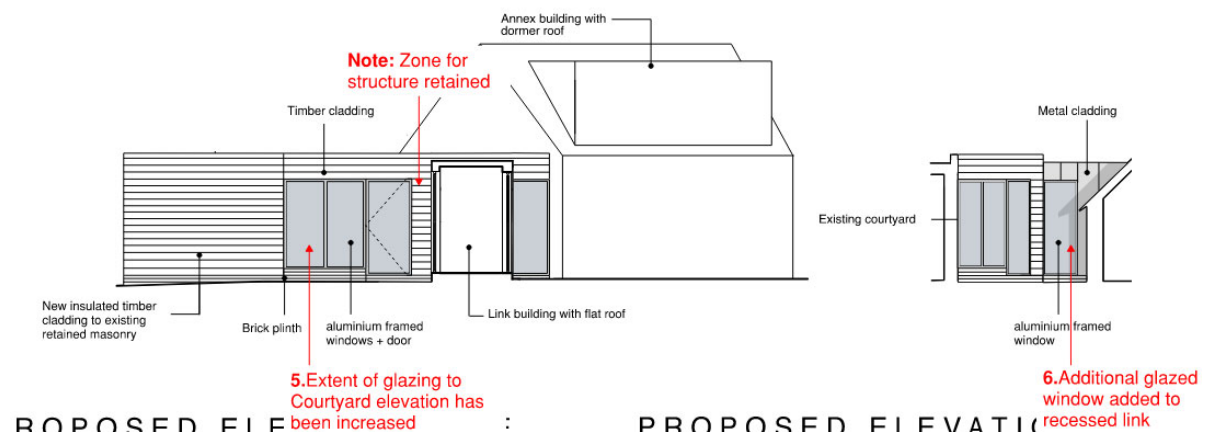
Following a call between Matthew Ollier (Applicant), Anna Tidey (Case Officer) and Emily Wade (conservation Officer) on 16/05/25 the proposed design has been updated as follows, in response to planning comments received on 09.05.25:

1. Extent of glazing

1.1 Extent of glazing to the south (garden) elevation and to the west (courtyard) elevations has been increased in response to a request for greater lightness and transparency. Please refer to annotated elevation extracts below.



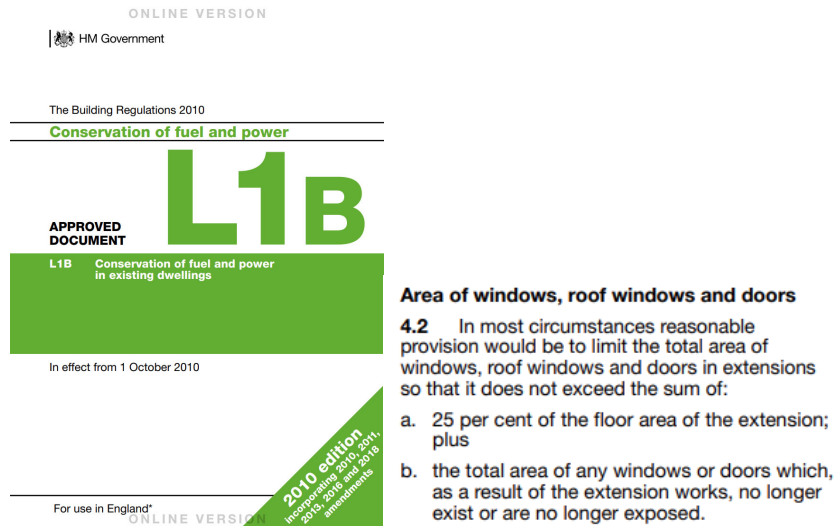
PROPOSED ELEVATION A-A



PROPOSED ELEVATION B-B

PROPOSED ELEVATION C-C

- 1.1 The revised extent of glazing (including the rooflight) is in accordance with the maximum allowable area to comply with Building Regulations Approved Document Part L1B (Conservation of fuel and power in existing buildings). For renovation and extension projects, the area of glazing should be no greater than 25% of the area of the room (plus the area of existing glazing). Please see below Part L extract for reference.



Based on the area of the proposed kitchen / dining room extension + open plan lounge area the allowable extent of glazing is:

Area of room = 57 sqm (including kitchen / dining / lounge area)
@25% = 14.25sqm
Extent of existing glazing = 7.3sqm
Total allowable area of glazing = 21.55 sqm

The area of glazing shown in the proposal = **21.5sqm** – at the limit of what is allowable under current building regulations.

2 Connection between link extension and cottage

- 2.1 Per the conversation, additional glazing has been incorporated into the both the garden-facing and courtyard-facing elevations of the narrow link between the Cottage and the kitchen/dining area. This creates a much lighter and transparent interface than previously proposed and better aligns with the intent of the previous approved scheme.
- 2.2 As discussed and explained on the call, the proposed solid cladding at the point of connection with the catslide roof is considered a much more appropriate detail from both a weatherproofing and conservation point of view.

The previously approved glazed interface at roof level would have created a vulnerable junction, requiring deep framing and flashing to create a weatherproof detail (not reflected in the planning drawings), which would always be vulnerable and subject to failure. Failure in this location could lead to water ingress which could damage the historic fabric of the listed cottage.

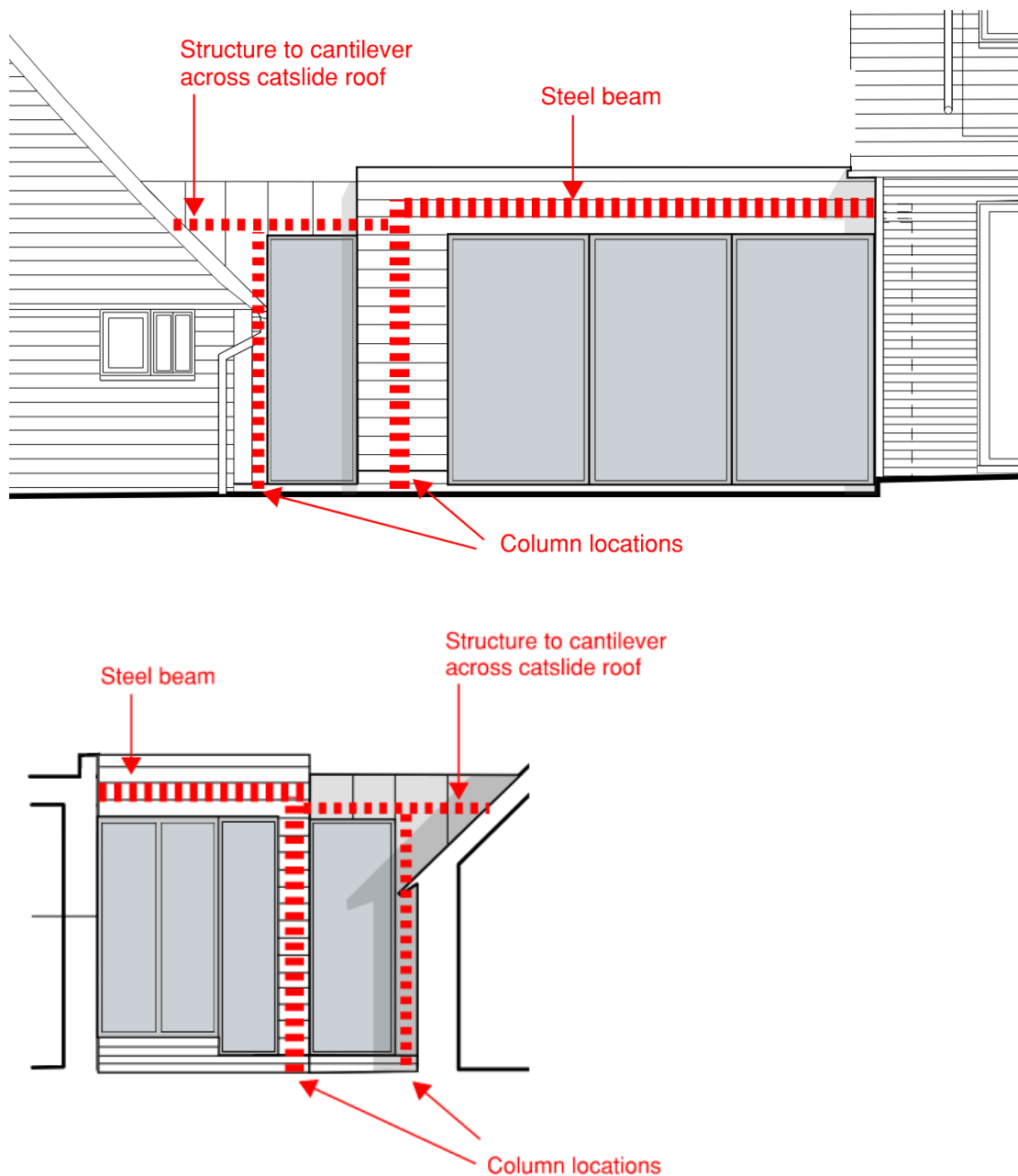
In addition, the weight of the glazing (which would bear directly on the existing roof joists of the historic cottage) would require additional strengthening to support this. This would involve additional timber structure, compromising the integrity and legibility of the historic fabric of the listed cottage.

The proposals allow for appropriate locations along the elevation to incorporate vertical structure, which will allow roof members to cantilever across the catslide roof – creating a lightweight interface between the link extension and cottage. This will avoid additional structural upgrades to the existing roof and preserve its character and historic integrity.

Please refer to the below commentary from the Structural engineer in relation to the points made above:

“The original approved planning arrangement would have glazing loading from the link side walls bearing onto the existing historic roof structure, which would require strengthening of the existing rafters, as typically older property rafters are undersized. Whereas, the revised / proposed arrangement, with cladding on studwork for the side walls of the link over the existing rafters, can be hung off the new link cantilever flat roof structure to avoid additional loading onto the existing cottage roof structure.”

David Simmonds – Structural Engineer
McCarey Simmonds Limited



3 Parapet Height

3.1 As noted on our call and previously explained in the last set of responses to comments (dated 02 April 2025), the parapet height is proposed to match the height of the existing parapet along the Village Hall facing elevation. This would result in the garden-facing elevation being marginally higher than the eaves line of the annexe building – yet firmly subservient in height to both the 2-story annexe and 3-story cottage adjacent. This allows for appropriate floor to ceiling heights within the link extension (min. 2200mm) + appropriate zones for structure and insulation to meet current building regulation requirements.

It was broadly agreed that this slight increase in height compared to the approved scheme would be acceptable if the additional increases in glazing (noted above) was incorporated.

The proposal retains the step-down in roof profile as the extension meets the cottage. The point of connection will match the height as previously approved.



4 Solar Panels

4.1 For confirmation, no solar panel are proposed as part of this application

5 Aluminium windows & doors

5.1 The proposed incorporation of aluminium framed windows and doors is consistent with the approved scheme, as per the discharge of Condition 3. Below is an extract of the approved materials palette.

EXTENSION



Flat roof - EPDM Rubber



Wall Cladding - Aged oak boards T+G with v-groove shadow lines

Glazing Windows, Doors, Lantern Rooflight, and roof coping- PPC aluminium slimline double glazed units, RAL 7010, Anthracite Grey



ANNEX



DORMER - to match existing:
Clay hanging tiles, and timber casement window, white
French doors, timber, white



Listed Building Consent
Ref: DM/210568

Condition 3:
No works to Bowring Alley Cottage, hereby approved, shall be carried out unless and until details of the roofing and facing materials have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.

HAPA ARCHITECTS

BOWRING ALLEY COTTAGE, THE GREEN, HEDDERSLEY, BURY, CHESHIRE

DATE	REVISION	CONSTRUCTION / MATERIALS
10/01/2024	001	10

10/01/2024

LBC_203

2. Proposed Alterations to Existing Consent
Summary of materials - Link Extension



Exterior cladding:
Dark stained feather edge timber cladding.



Windows & Doors
Composite double glazed window and door system (Velfac or equivalent)
Slim line aluminum framed PPC external finish with timber internal framing. Refer to approved proposals (DM/21/0568 - Condition 3 discharge drawing LBC_203a)



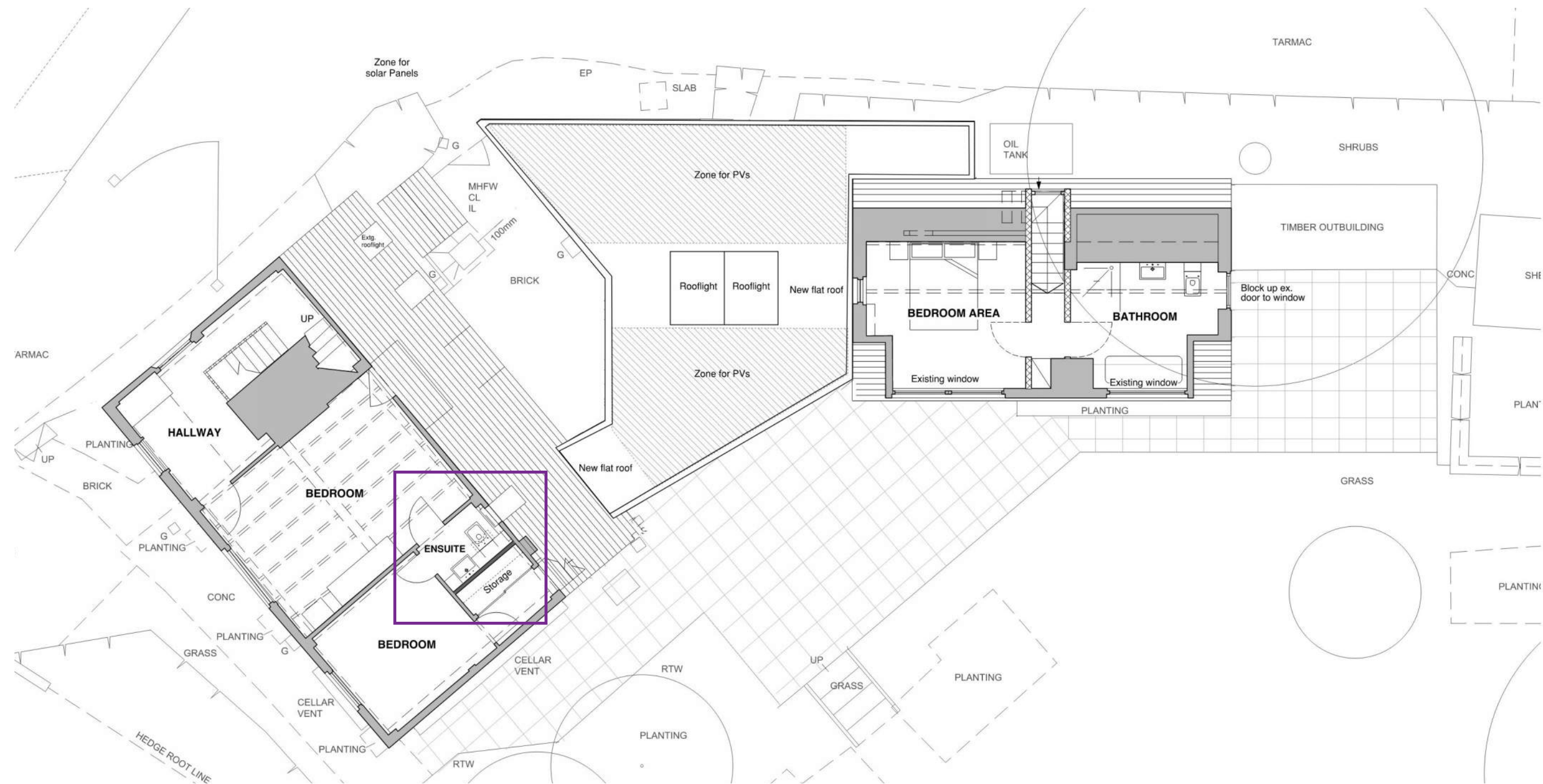
Roof and rooflight
Single ply roof membrane with low profile, aluminum framed glazed roof lights



Solar panels
Low profile solar array to flat roof. To sit below parapet line so they are concealed from view

03 Internal Alterations

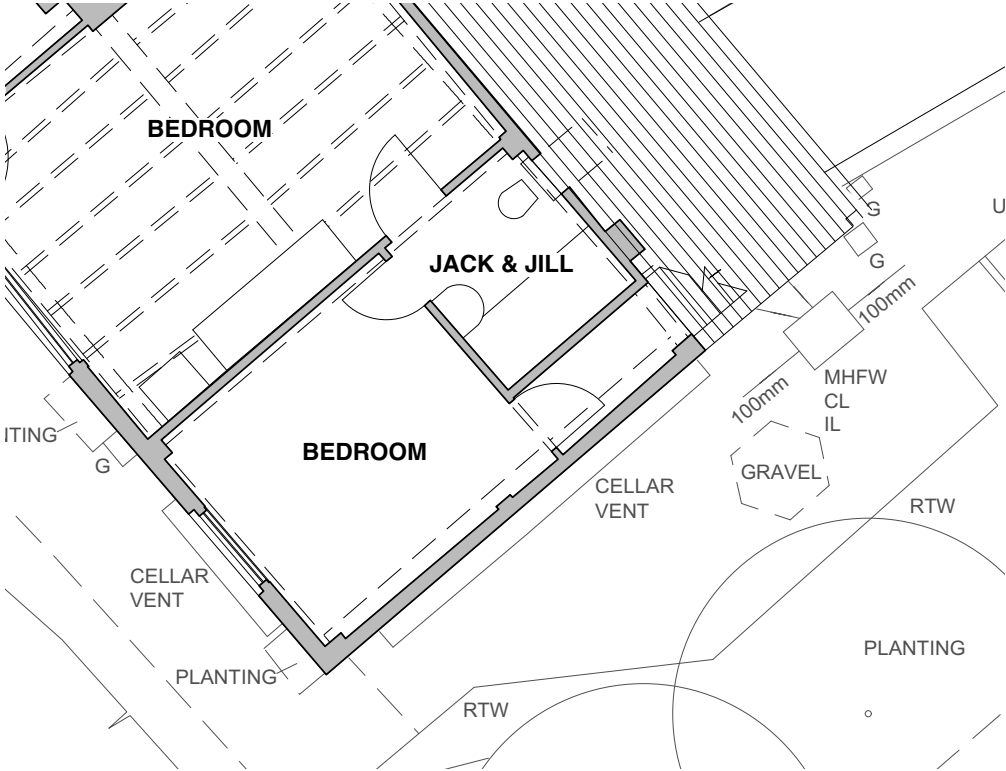
3. Internal Alterations
Level 01 En-Suite Proposals



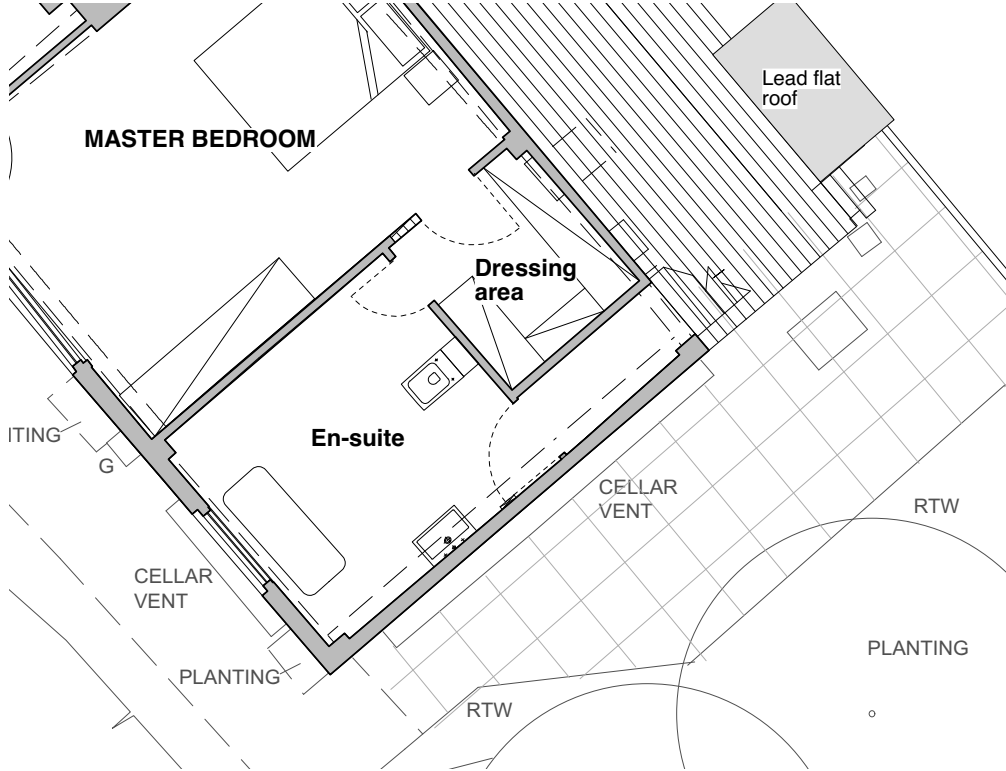
3. Internal Alterations

Level 01 En-Suite Proposals

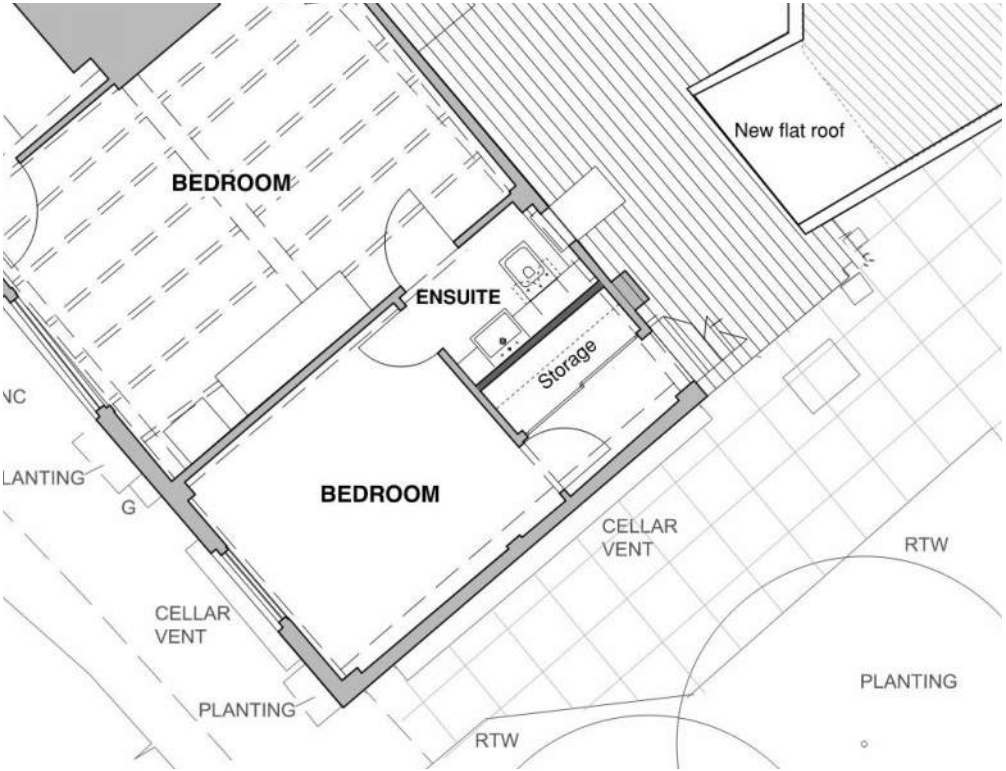
Enlarged Plan - Existing



Enlarged Plan - Approved (DM/21/0568)



Enlarged Plan - Proposed



The existing bathroom consists of a bathtub, a small sink and a toilet + a heated towel rail.

The water pressure from the bath taps is very low.

There is no storage.

The fixtures and fittings are outdated and of poor quality.

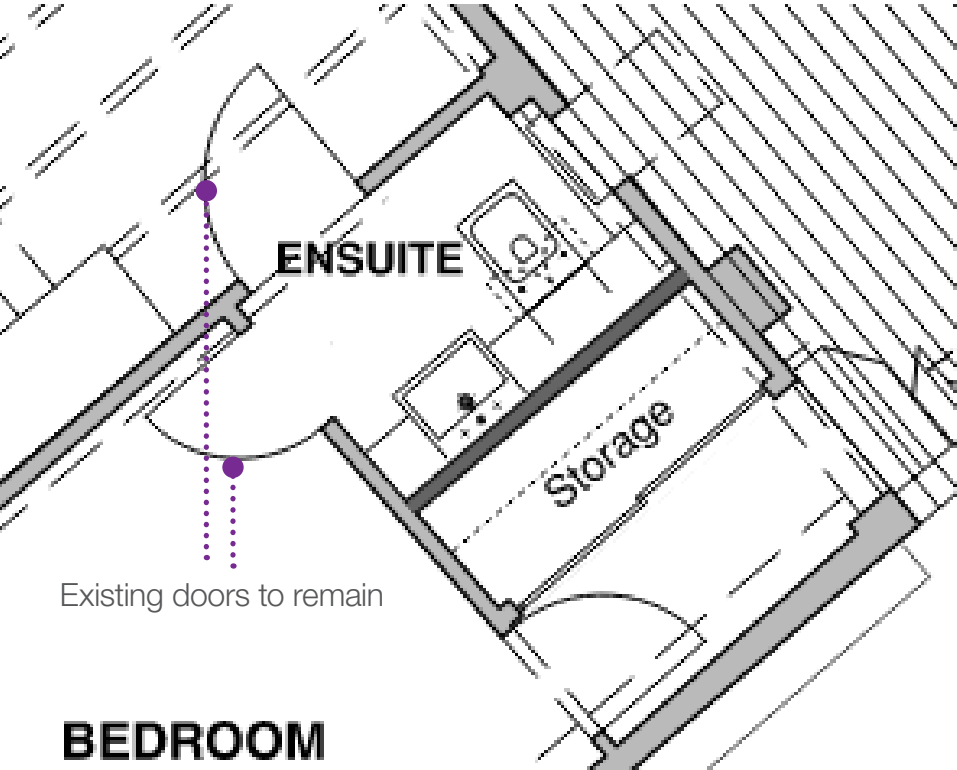
The floor to ceiling height is 2050mm meaning it is not possible to install a shower. The limitations on drainage requires a raised shower tray which limits headroom significantly.



3. Internal Alterations

Level 01 En-Suite Proposals

Enlarged Plan - Proposed

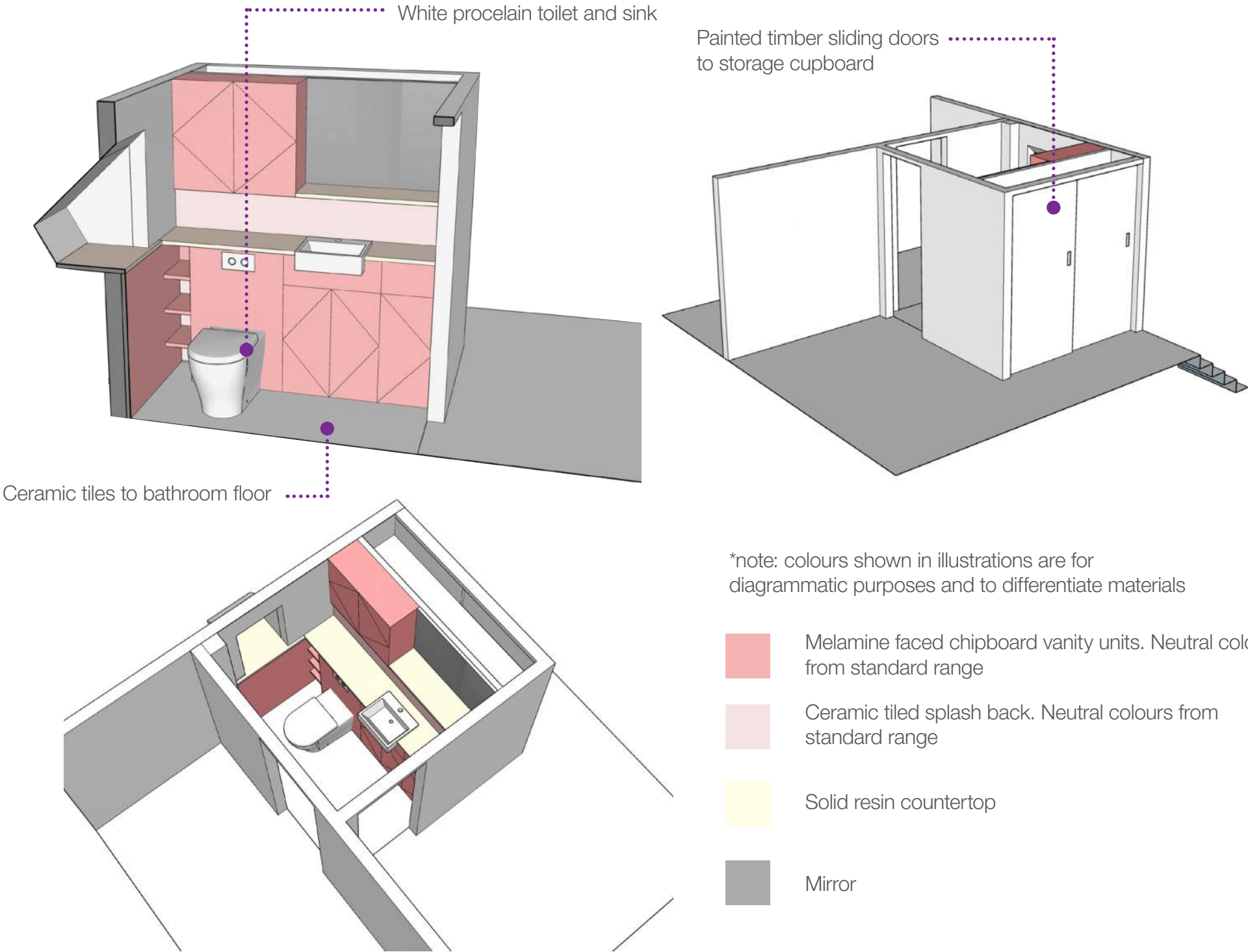


The proposed alterations include the removal of the bath tub and instead, install a new internal partition to create a storage cupboard accessed from the adjacent hallway.

The en-suite becomes a smaller WC with a fitted vanity unit against the new partition.

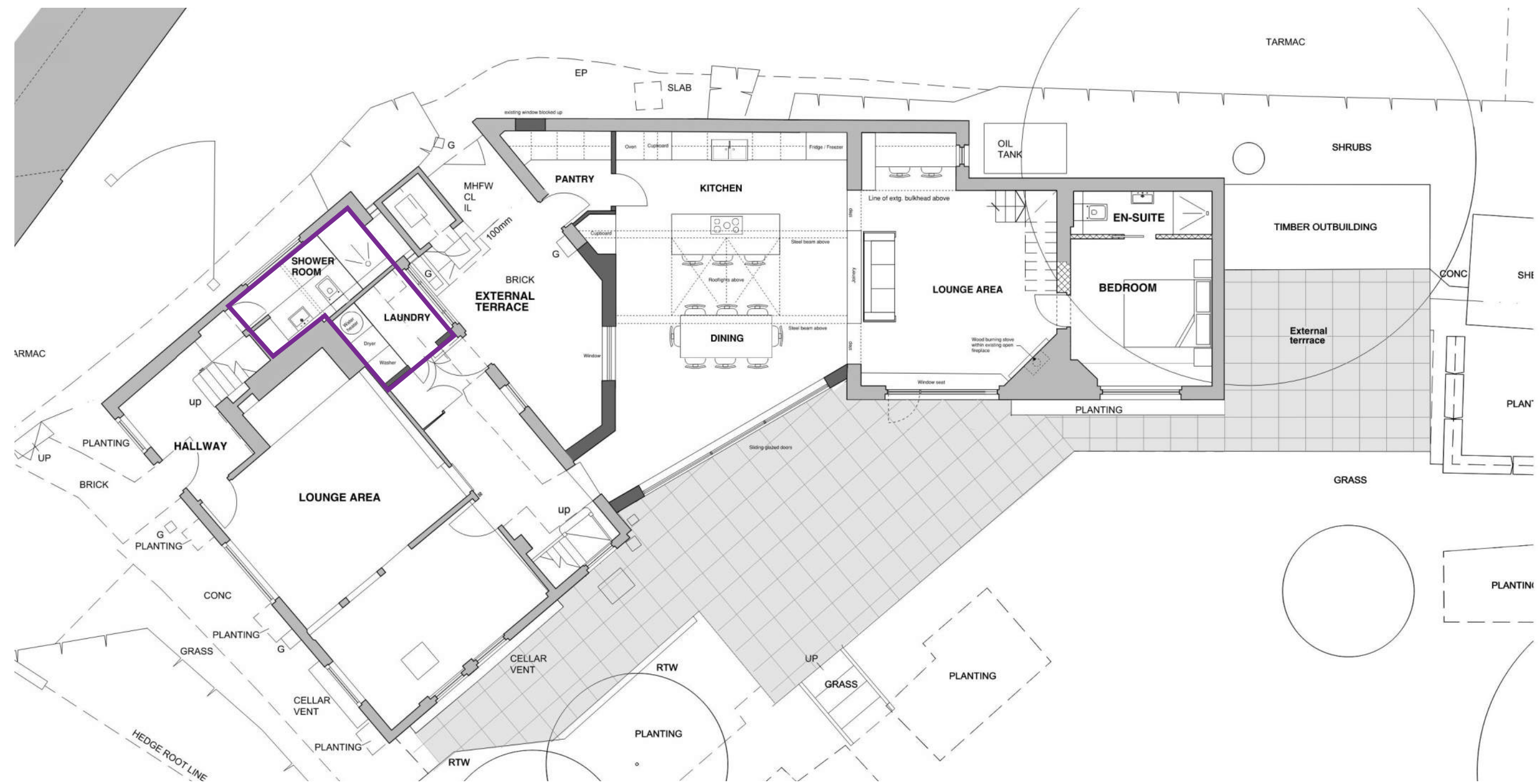
All proposed walls and units are removable. No original or historic features are to be modified as part of this proposal.

Both of the doors to the bedrooms will remain as existing



3. Internal Alterations

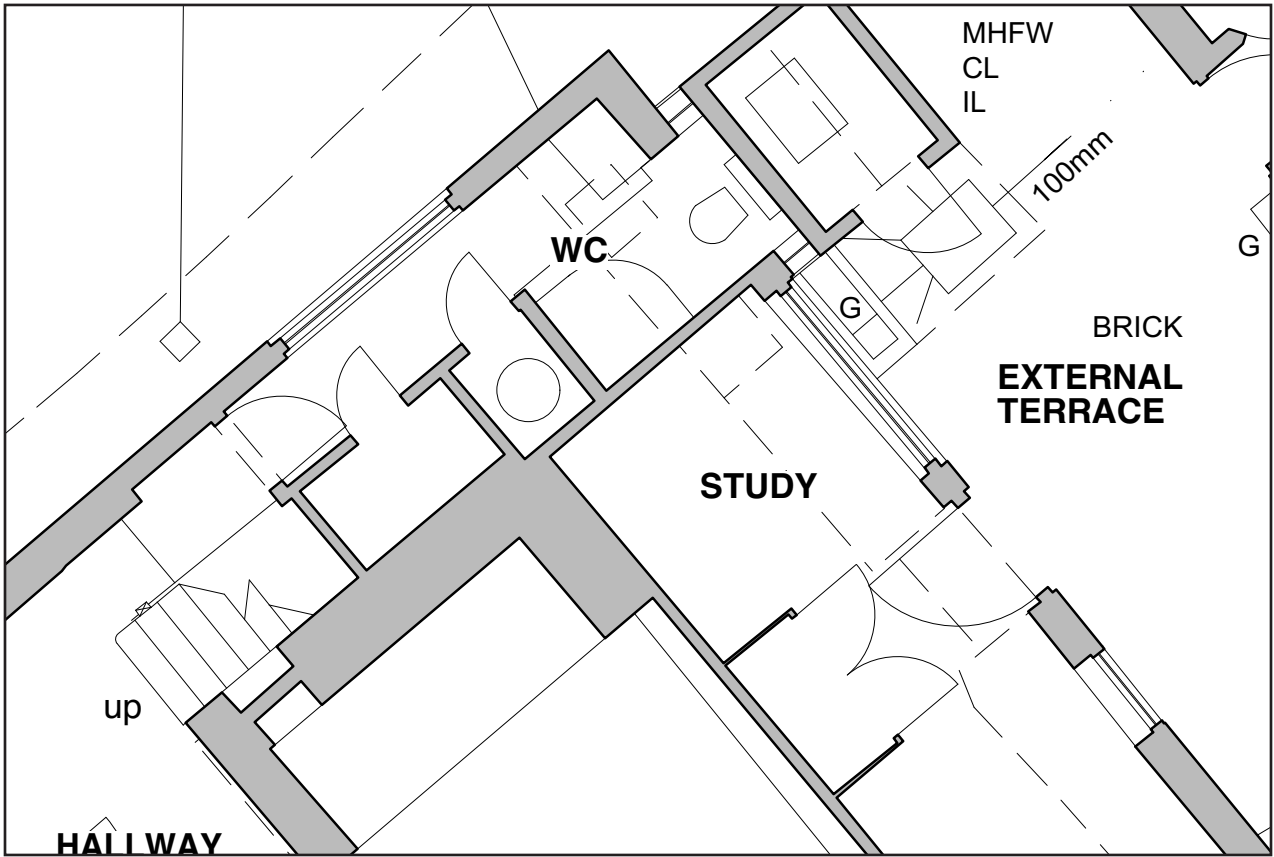
Level 00 Shower Room and Laundry



3. Internal Alterations

Level 00 Shower Room and Laundry

Enlarged Plan - Existing



The existing WC / Shower room consists of a shower, toilet and wash hand basin on a raised plinth + two built-in cupboards, one for storage and the other concealing the old water heater.

The shower room is extremely cramped with narrow access and restricted head height above the toilet.

The water heater requires replacement.

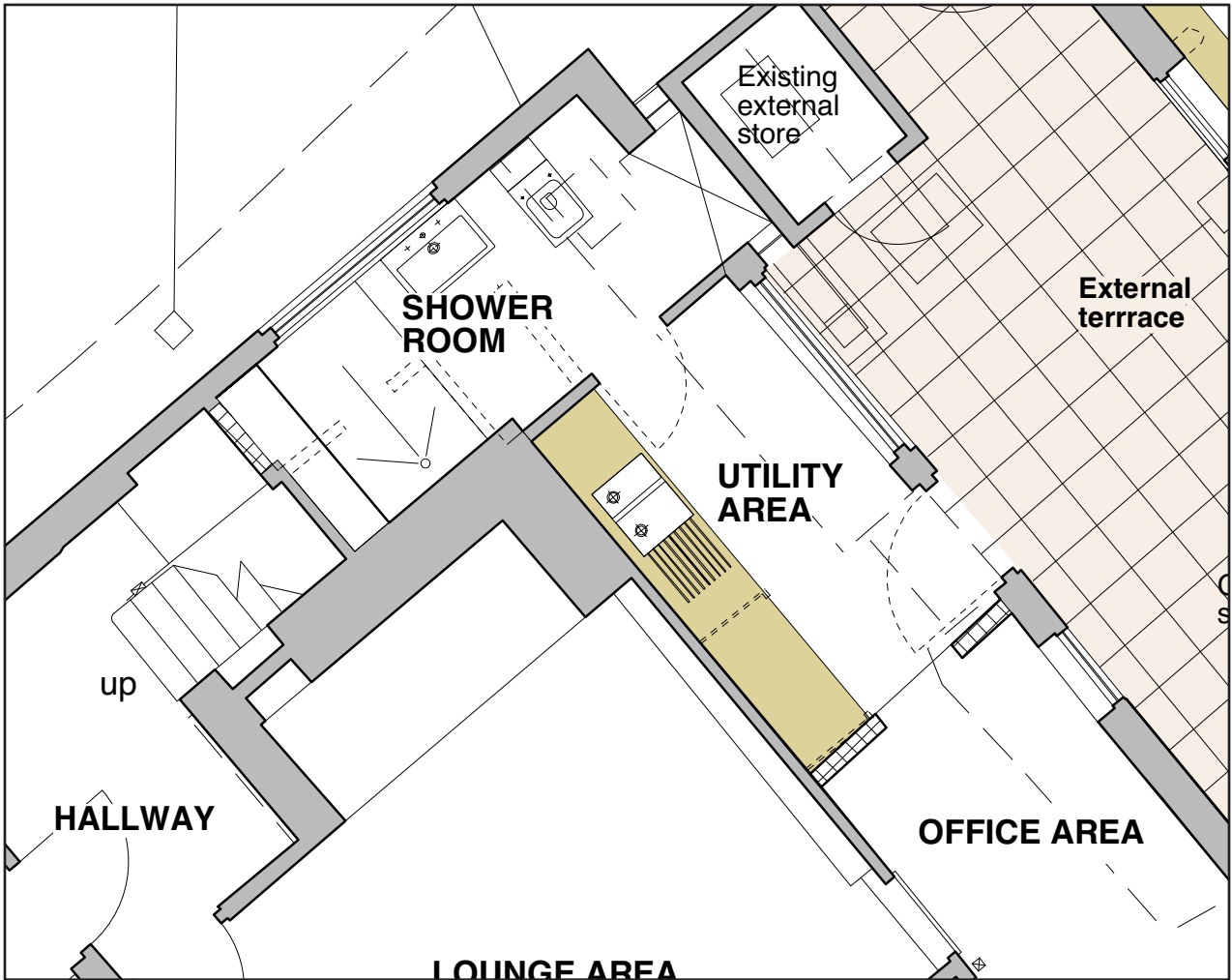
Existing Photographs



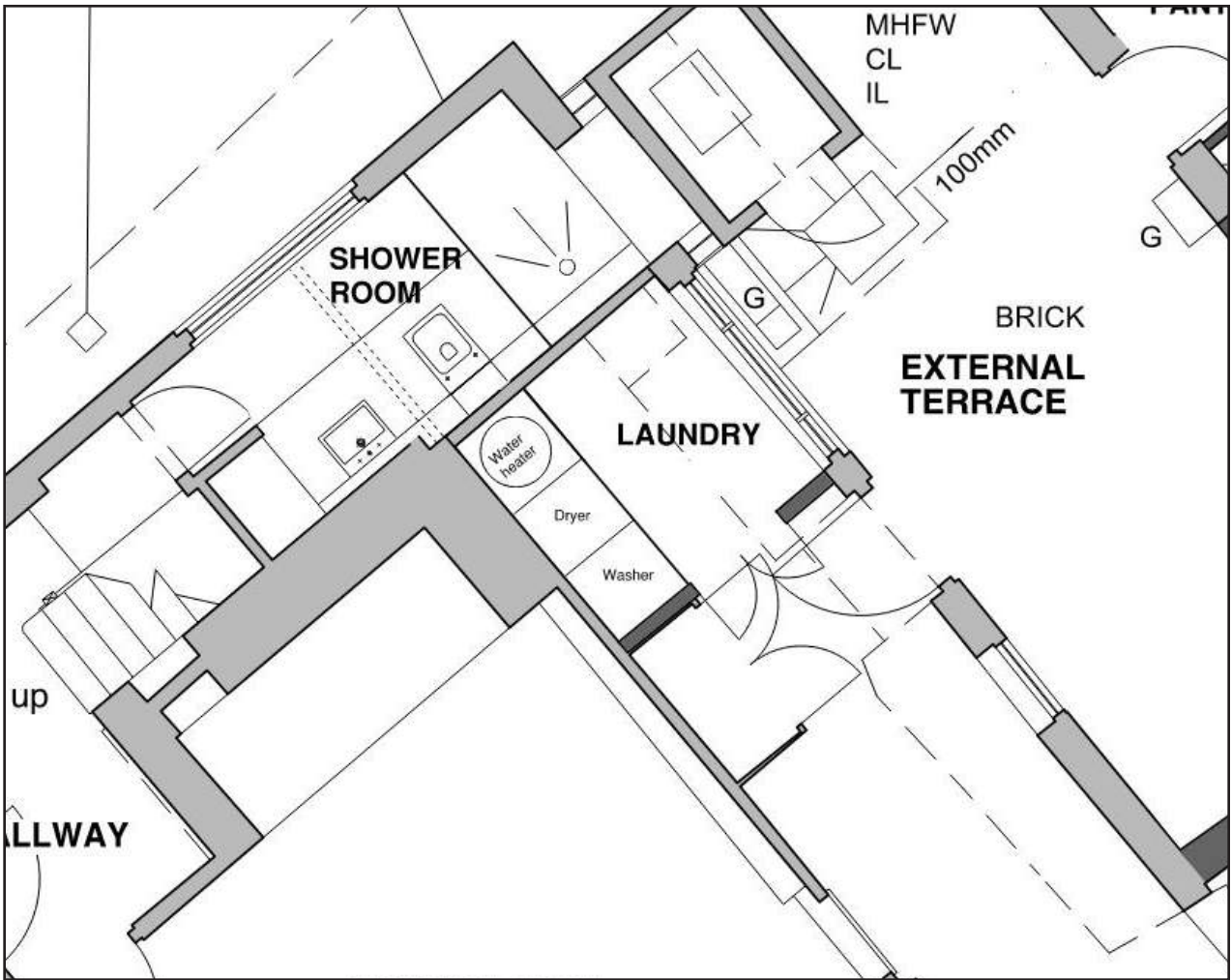
3. Internal Alterations

Level 00 Shower Room and Laundry

Enlarged Plan - Approved Plans (DM/21/0568)



Enlarged Plan - Proposed Alteration



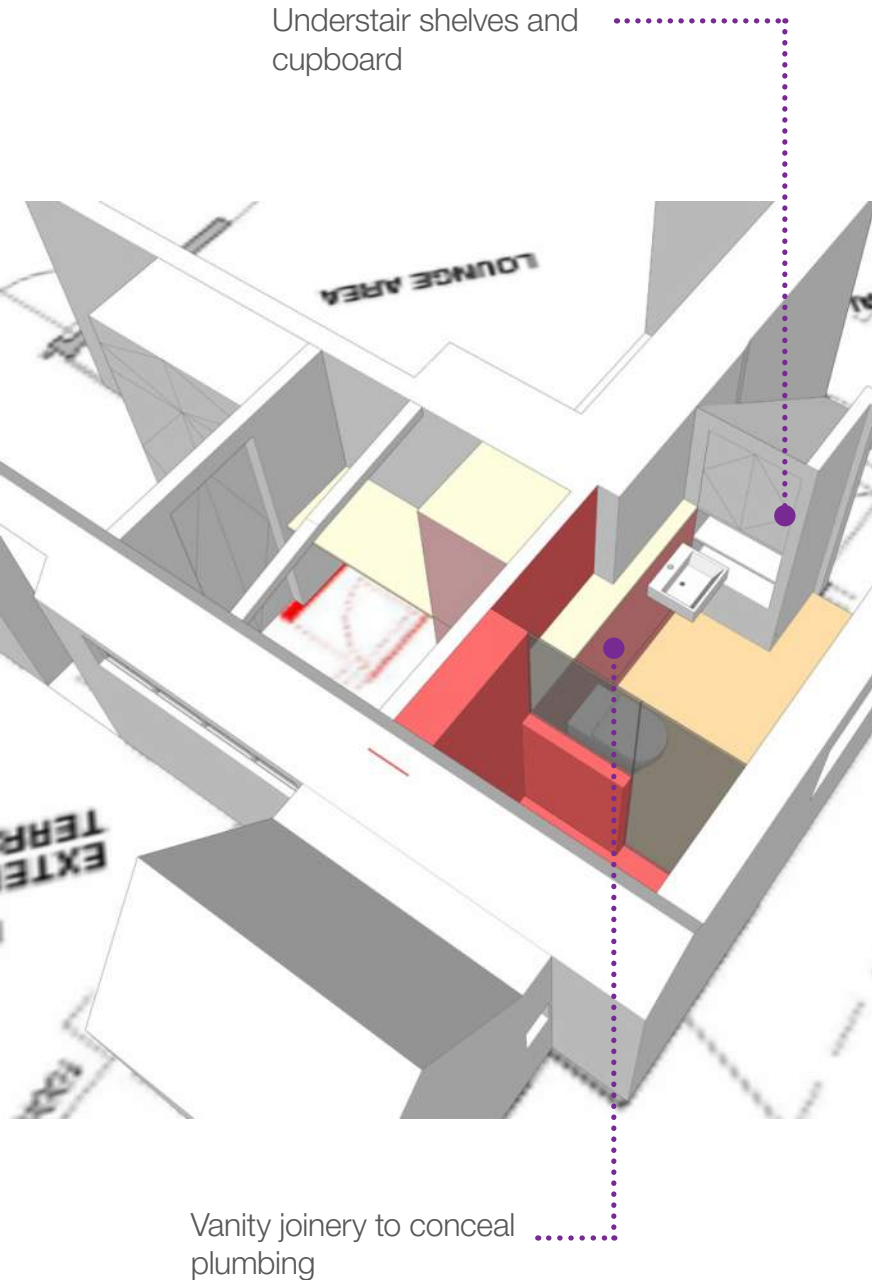
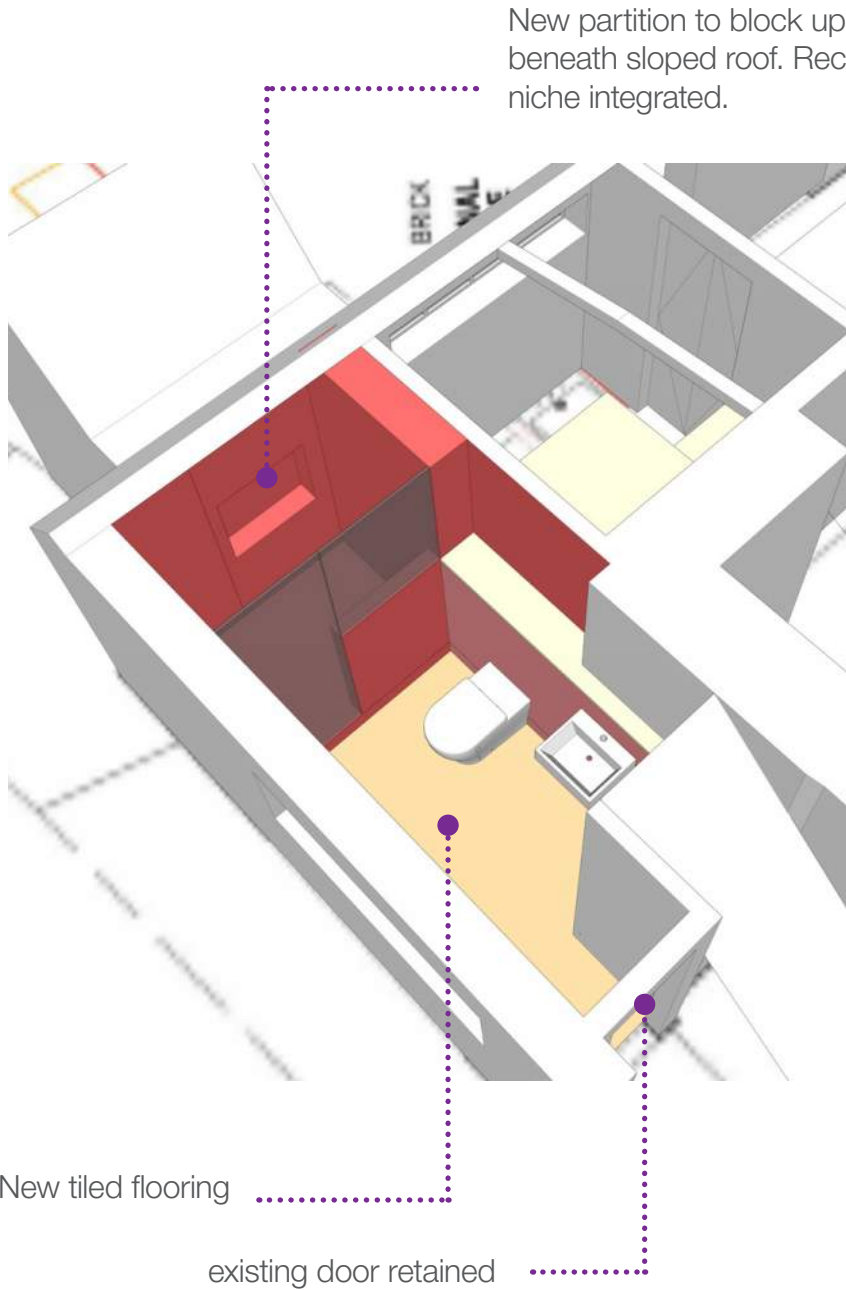
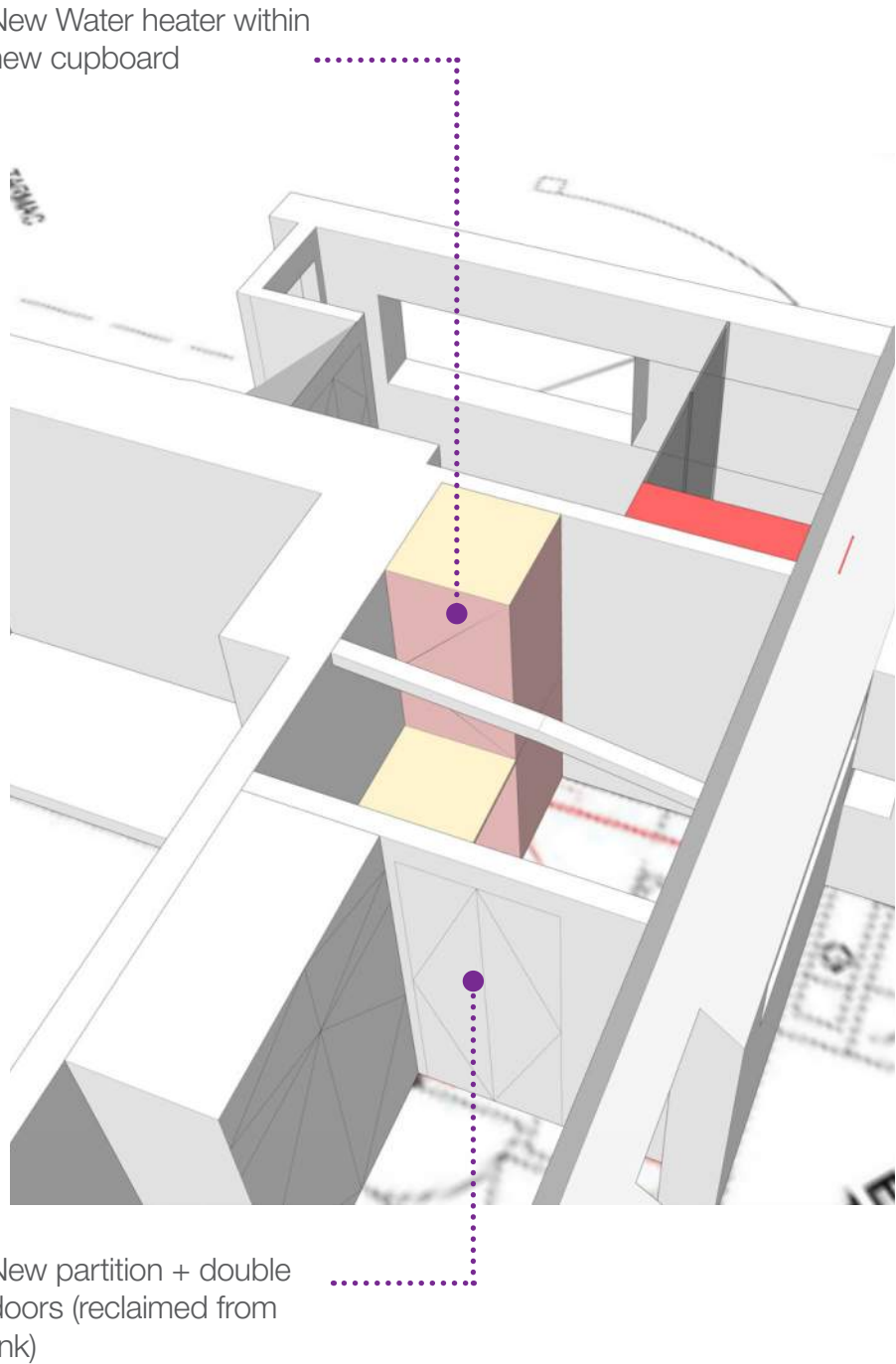
Shower room
The proposed plans seek to re-organise the existing shower room without creating a new opening between the shower room and hallway/utility area. The proposals also seek to retain the existing door and point of access. The proposed removal of the built-in cupboards aligns with the previously approved plans.

Laundry room
Similar to the approved plans, the proposals seek to create a laundry room at the end of the existing hallway, housing the new water heater and washer / dryer appliances. A new wall is proposed to create the laundry room. This room is smaller than the approved plans.

All existing windows remain intact and undisturbed. No original or historic features are to be modified as part of this proposal.

3. Internal Alterations

Level 00 Shower Room and Laundry



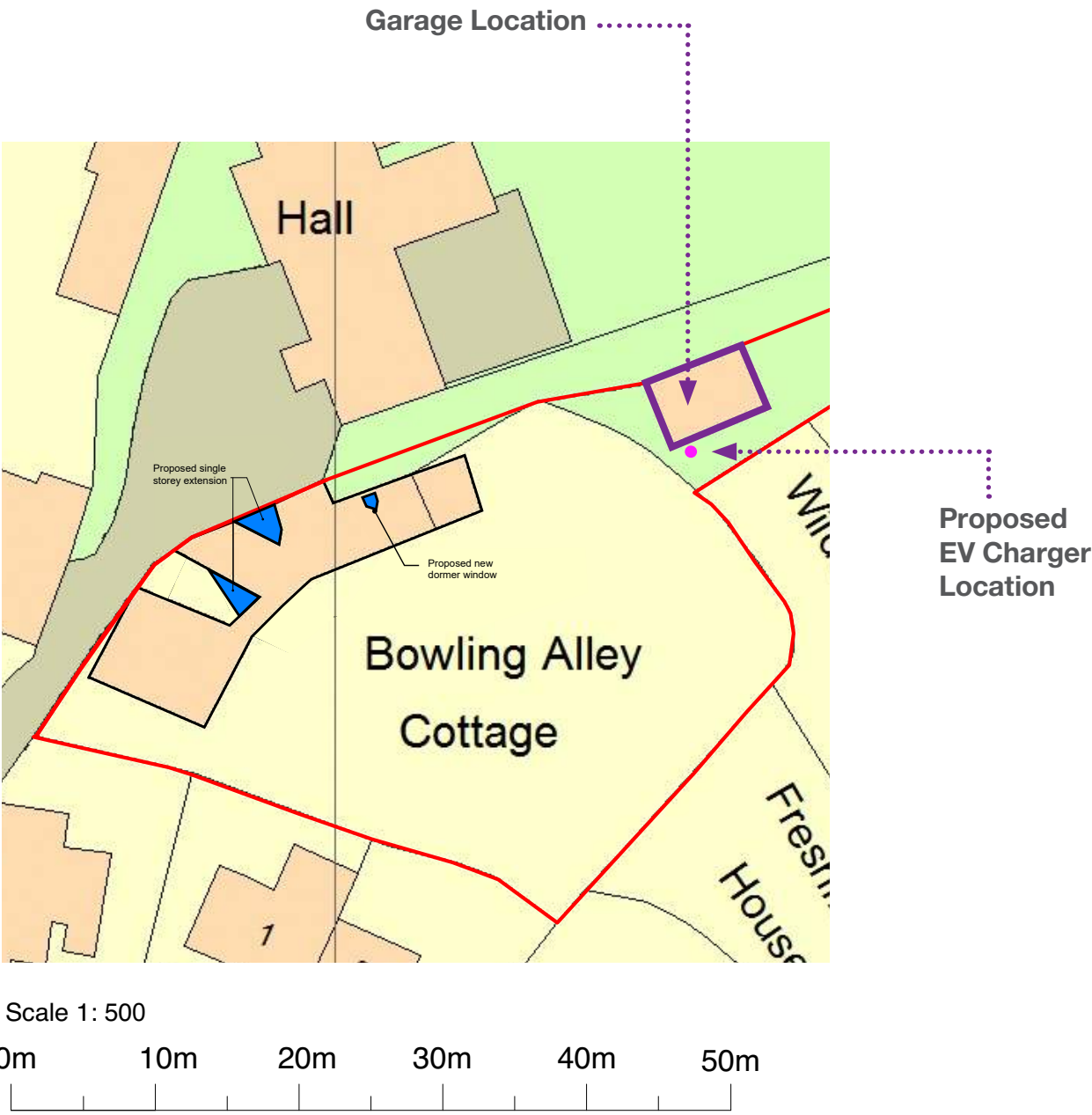
- Melamine faced chipboard joinery units. Neutral colour from standard range
- Ceramic tiled splash back. Tiling to raised plinth to match. Neutral colours from standard range

- Wooden surface to joinery
- New floor tiles (to replace existing)
- Mirror

*note: colours shown in illustrations are for diagrammatic purposes and to differentiate materials

04 EV Charger - Garage

4. EV Charger - Garage
Existing Photographs & Elevations



BLOCK PLAN



West Elevation



South Elevation



East Elevation



North Elevation

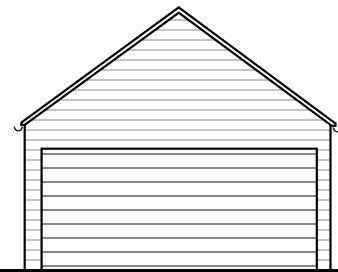


North Elevation

EV Charger Location

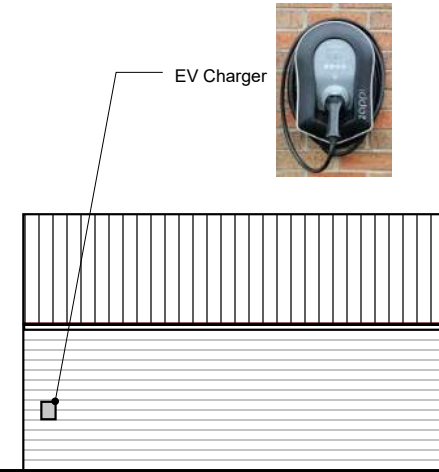
The proposed location of the EV charger will be entirely concealed from public view on the north elevation of the garage.

GARAGE ELEVATIONS

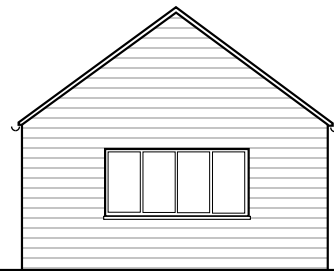


PROPOSED ELEVATION W

No External changes proposed to this elevation

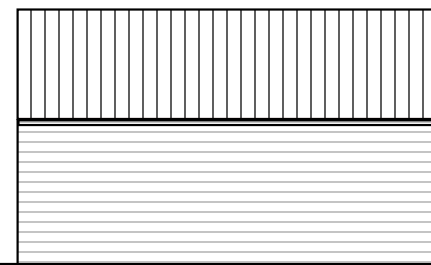


PROPOSED ELEVATION X



PROPOSED ELEVATION Y

No External changes proposed to this elevation



PROPOSED ELEVATION Z

No External changes proposed to this elevation

05 Heritage Statement

5. Summary & Heritage Statement

The proposals noted herein seek to reduce the impact of the approved design on the existing collection of buildings, preserve and enhance the character of the listed building and provide a more appropriate internal arrangement that suits a contemporary lifestyle.

The reduced extent of the link renovation and extension ensures the link remains subservient to both the existing listed cottage and the annex building and maintains the legible hierarchy between the three building elements

The internal alterations to the ground floor shower room and laundry are similar in scope to the approved plans with no changes / impact to the existing heritage features of the cottage. All works are fully removable in the future.

The internal alterations to the first floor en-suite reduces the extent of the approved modifications, proposing minor updates and improvements to the en-suite and the integration of much needed storage. By avoiding the approved plans to convert the bedroom to an en-suite significantly reduces the potential impact of additional plumbing on the heritage features of the existing cottage.

In all, this is considered in the NPPF, chapter 16. Conserving and enhancing the historic environment. Paragraph 185 states: “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.” The proposal will provide the historical cottage a continuation of its legacy by providing spaces more fitting for contemporary rural living. It will further allow the modern family and future generation to work, contribute, and live in the surrounding rural landscape